

INTEGRATED TEAM

Key Points:

- NEC Option C—Target Cost and Early Contractor involvement; ensures that design concept and aspirations are maintained throughout the novation process.
- Establish Funding of FF+E early in the design process
- Develop strong working relationship with the client's officers
- Reinforce relationships with key client stakeholders.
- Establish key points of liaison early in the design development
- Develop a strategy to include the end users in the various stages of development—ensure no surprises on completion.
- Challenge everything throughout
- One Team Ethos

ENSURE TIME & COST PREDICTABILITY

School	Type	Area (m2)	£/m2
Cowbridge	New Build/Refurb	11,300	1,687.16
School A	New Build	11,274	1,776.16
School B	New Build	12,797	1,951.62
School C	New Build	8,449	1,993.59
School D	New Build	14,522	2,381.00
School E	New Build/Refurb	5,431	1,716.90
School F	New Build	15,420	1,613.00
School G	New Build/Refurb	5,290	1,591.00

Table of Benchmarking similar schools projects:

Key points:

- Management of Early Warning Notices
- Pre-costing of all Compensation Events
- Ensure Close team collaboration and communication



Note :

Block A : ■ New Build

Blocks B,C,D,E : ■ Retained / Refurbished

BUILT IN SUSTAINABILITY

SOCIAL

- Through extensive consultations with local community and school staff, our master plan retained the more robust buildings.
- As a community building—develop an exemplar low carbon solution that achieve a BREEAM rating of excellent.
- School is a focus for community involvement; extending its use outside normal school hours for activities enjoyed by all ages.
- Considerate Constructor's Scheme achieved a score exceeding the bench mark of 36. Actual score achieved:

ENVIRONMENTAL

- One site creates efficiencies in energy use and reduces operational and maintenance costs;
- Reduced staff traffic movement has improved the environment significantly.
- Additional land facilitated new playing fields allowed the master plan to incorporate a *brownfield site development*.
- Visual impact of the overall scheme could be similar to the that has existed for many years.
- A Habitat management plan was developed by the consultant landscape architect and the ecologist.

ECONOMIC

- Retention of a 40-year old CLASP building allowed re-investment in other building stock and transformed both the performance and the image whilst creating an educational environment fit for the 21st Century.
- An efficient volume for heating and cooling purposes. In setting Co2 targets to beat Part L requirements of 23.8 KgCo2/m2/yr the actual building achieves 19.5 KgCO2/m2.yr.
- Mechanically ventilated rooms were all located at ground floor level; ensuring an efficient distribution of air ducting.
- Natural cross ventilation strategies and stack-effect ventilates the lower floors via air chimneys. Upper floors have openable clerestorey windows.
- Cooling efficiency is enhanced by the thermal mass in the fabric— all ground floor walls are concrete and some concrete blockwork.
- U - values are at least 20% better than 2006 Building Regulations, Air permeability 50% better than regulations EPC rating of B.
- Energy Efficient Mechanical plant fully controllable via the BMS, linked to Solar Hot water, Recycled rain water,
- Waste was monitored and measured monthly using BRE Smart waste; halving waste to landfill. Carillion achieved their target of 15% recycled materials.
- *Welsh Pound in Wales*—adopting the principles of *Local labour – Local Spend*. Carillion are pleased to confirm their records show that over 91% of the total labour on site was from local Welsh communities.

Retained Buildings



Martin Lipson, Programme Director for 21st Century Schools (WLGA)

"It is great to see that the opportunity of co-locating to one site has enabled an existing school to be refurbished and extended, creating flexible and welcoming spaces for learning. The focus on the external environment of the school and on improving community use further enhance this project as the newest example of how school investment in Wales should go."

Julian Davies, Deputy Headteacher Cowbridge Comprehensive School

"The redevelopment of Cowbridge Comprehensive School means a unification of the school community and its resources on one site - it is an opportunity to provide the students, staff and local community with access to 21st century education to ensure high quality lifelong learning for all. Its about making a great school fantastic."



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