



Feasibility Study:

ST MARTINS SCHOOL, ST MARTIN.

CLIENT:
MINISTER FOR TREASURY AND RESOURCES

PREPARED BY:
PROPERTY HOLDINGS - ARCHITECTURAL SERVICES
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1.0 Project Outline

The Minister for Education Sport and Culture has adopted the previous Committee's long term strategy to maintain and improve the facilities of existing school buildings in line with generally accepted standards and with changes in the curriculum.

The Education Sport and Culture Department have developed a "standard" brief for a single form entry primary school of 175 pupils and a 30 place nursery. A copy of the schedule of accommodation is included as Appendix A.

Demographic projections have been prepared by the ESC Department and these indicate that the number of students attending St Martin's School will remain in the region of 175 (plus 30 at the Nursery) for the foreseeable future (see appendix J)

The need to improve the facilities at St Martins School and replace the temporary classrooms and toilets with permanent buildings was identified a number of years ago. The request to be included in the States Capital Programme was granted and funds for construction are included in 2011. The figures base dated at December 2008 are as follows:

Construction £1,217,379
Other Costs £217,473
FF&E £160,811
Fees £349,790
TOTAL £1,945,453

The justification in summary for the proposed improvements was stated as:

"This project will address the lack of teaching and non-teaching space in the school in the context of the current primary curriculum. Improvements will include; replacement of two temporary classrooms, pupil storage, toilets, circulation and resource area; extensions to a number of classrooms and the hall; update of mechanical and electrical services; improved administration facilities and additional storage space".

The Department for Education Sport and Culture has, in line with Treasury Codes of Direction, applied for feasibility funding for this project a number of times in the past and has been unsuccessful. As a result, the most recent capital bid for this project clearly identified the need, in the absence of feasibility funding, to undertake a more detailed analysis of the scope of works and overall costs before a final budget could be identified. This feasibility study addresses this need.



2.0 Site and Existing Buildings

2.1 Site

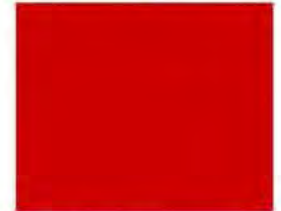
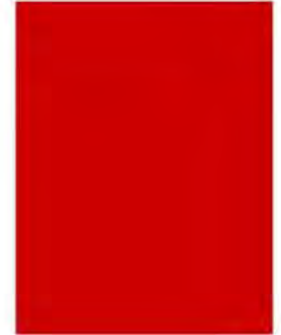
The School site is located to the north of La Rue de la Croix au Maitre at the western end of St Martins Village. The original Parish School building is positioned centrally on the site which measures approximately 4,118 square metres. This site has recently been extended to the west to create an additional play area of some 1,260 square metres. Also located on the site is a two storey house which would formerly have been occupied by the Headteacher and is now let out to a teacher employed at another school by the Education sport and culture department.



2.2 Access and Parking

The existing site is accessed via four gated entrances. This layout originates from the segregation of boys and girls ie the east and west gates with an "official" entrance in the centre, together with a new entrance to the recently created tarmac hardstanding to the West. Whilst some parking is still allowed on the site the majority of cars now park in the area to the south of La Rue de la Croix au Maitre created by the Parish of St Martin.

La Rue de la Croix is a relatively busy main road which has recently had traffic calming measures constructed. This takes the form of four road constrictions with priority given to traffic in one direction or the other. This has improved pedestrian safety in the area and has provided a safer crossing point from the new Parish parking area to the School.

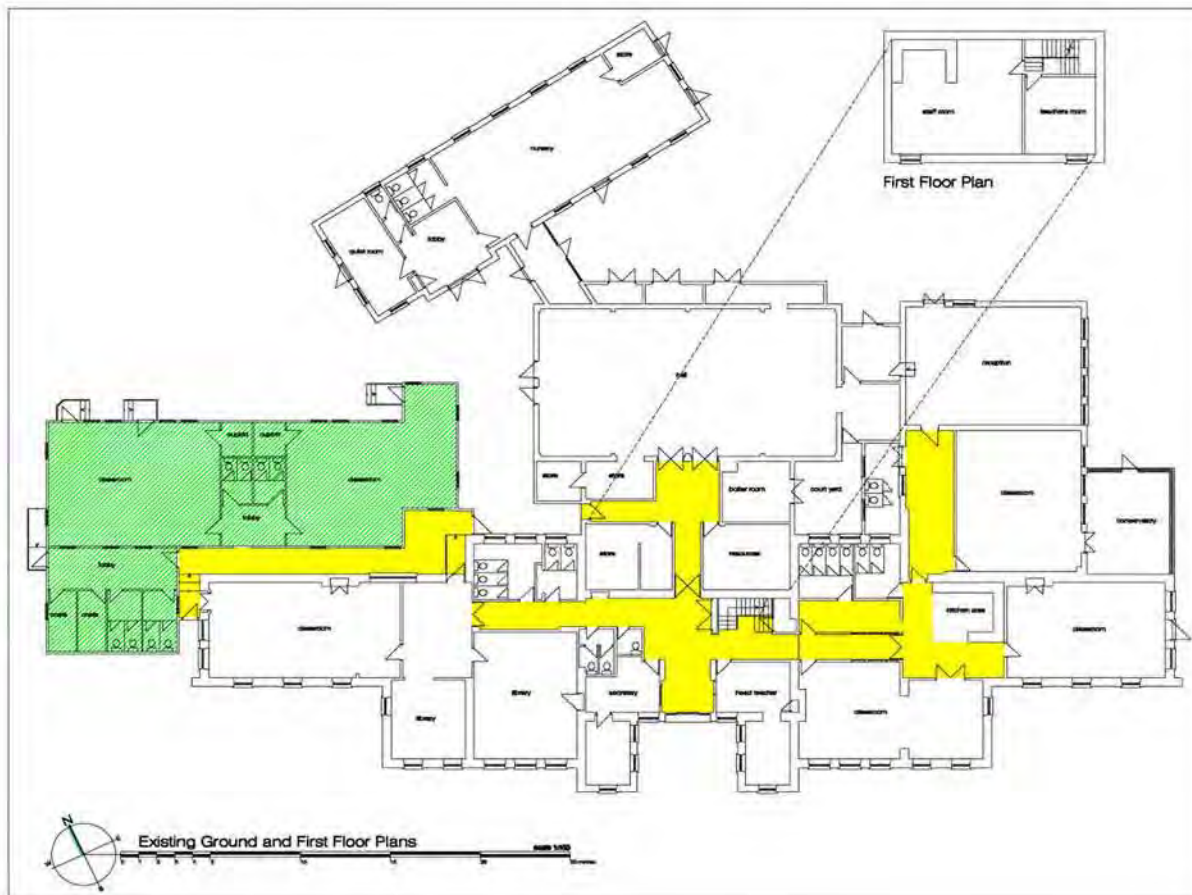


2.3 Existing Buildings

The original St Martins Parish School, built at the turn of the last Century, was based on a typical model for a primary school at that time. It has been altered and extended throughout its life with the most recent addition of a small Nursery and various extensions to classrooms to increase teaching space.

As a short term solution to the increasing pupil numbers attending the School two temporary classrooms and a toilet block were added in 1995. It is this temporary accommodation which is to be replaced to bring the existing School up to a full single form entry Primary.

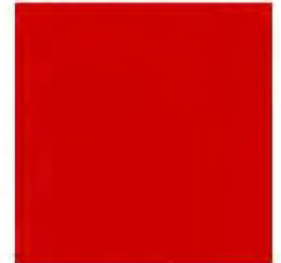
For the most part the buildings are finished in white painted render on either solid masonry or cavity block walls. The roofs are steeply pitched at 40 degrees with a natural slate finish. The windows and doors are a mixture of painted timber and aluminium in varying states of repair. Most of the accommodation is on the ground floor with a small roof conversion which currently houses the staff room.



Nursery



Temporary Classrooms



Although the buildings appear in reasonable condition for their age they have been altered and extended so many times that there is an air of dilapidation throughout particularly with the mechanical and electrical services which are in need of a total upgrade. The services are referred to in greater detail in Section 3.0 and Appendices C & D.

The existing gross internal floor area measures approximately 1,150 square metres which has been extended to 1400 square metres by incorporating temporary portacabins with a total area of some 250 square metres. Even the combined area is considerably lower than the Education Sport and Culture Department's brief for a single form entry primary school at 1,950 square metres (refer to Appendix A for the standard accommodation schedule).

Comparing the existing net usable areas with the equivalent standard areas there is a substantial shortfall. By removing circulation from the standard brief the net usable area should be 1,600 square metres. However the existing net usable area, excluding the temporary classrooms, is only 880 square metres. The shortfall is therefore 720 square metres. By providing two additional classrooms (say 130 square metres) and extending the existing hall (say 40 square metres) there would still be a shortfall of 550 square metres. The majority of the existing classrooms do not meet the DFEE guidelines for a minimum classroom area of 65 square metres.

Given the restricted nature of the site it is difficult to see how a shortfall of 550 square metres could be accommodated physically on the site. The existing buildings occupy a footprint in excess of 1,200 square metres on a site area of only 4,118 square metres. To compensate for the loss of external area within the original site the play area has been extended by 1,260 square metres into the adjacent Field No. 327A. The total area of Field No. 327A is 14,053 square metres and is used as a full sized football pitch.

The DFEE guideline, Building Bulletin 85, recommends a total site area of between 8,670 and 10,000 square metres. The existing School area of 4,118 square metres has been increased by "capturing" an area of 1,260 square metres from Field No. 327A. This gives a total existing area of 5,378 square metres which is still 3,292 square metres less than the minimum recommended in Building Bulletin 85.

Field 327A, including the "captured" area at 14,053 square metres exceeds the maximum recommended area by 4,053 square metres. There would therefore be no impediment to providing a new facility on Field 327A and returning the existing buildings and site to the Parish if desired.

Alternatively, relocating the existing Parish football pitch to the Northern part of Field 327A would allow the formation of additional hard and soft play areas to the school, and would create a site area of approximately 9250 square metres, which meets the DFEE guidelines.



3.00 Survey, Existing Services and Ground Investigation

3.1 Survey

Transport and Technical Services surveyors were commissioned to survey the site and the adjacent main road. A reduced copy (not to scale) of drawing No. 10219:01 is included as Appendix B.

The original Parish School site is irregularly shaped bordered by La Rue de la Croix au Maitre to the south, Field 327A to the west, Field 327 to the north, an assortment of domestic properties and St Martins Parish Hall to the east. The site is reasonably flat with approximately one metre fall from west to east.

3.2 Existing Services

All mains services are available from La Rue de la Croix au Maitre including, foul sewer, electricity, gas, water and telephone.

3.2.1 Electrical Services

Internally the existing electrical services are considered to be beyond their serviceable life and would not accommodate any further expansion. A copy of the Visual Survey of the Electrical Services is included as Appendix C which states:

"The age of the equipment in most areas of the building is long past its life expectancy and could become dangerous and a possible fire riskIt is recommended that the whole electrical installation and associated services are replaced with the systems complying with all current recommendations and regulations and to include energy saving equipment".

3.2.2 Mechanical Services

The heating system uses a mix of different radiator and fan coil types with an oil fired boiler. The equipment is reaching the end of its useful life and does not meet present day standards in performance and control. Whilst individual components can be replaced on an ad hoc basis as required it would be recommended that the complete installation be replaced as part of a major refurbishment. A copy of the "General Description of Mechanical Services" is included as Appendix D.



3.3 Asbestos Survey

A survey by S A Shutler Associates was carried out in August 2001 to establish if there were any asbestos or asbestos containing materials in the School or Nursery. The Report No. 18258 was produced in September 2001 and noted the following:

"Survey Summary/Findings"

A full non destructive asbestos survey was carried out on St Martins Primary School and Nursery, La Rue de la Croix au Maitre, Jersey by C Mackie and I Bradbury on 13th August 2001.

Survey Findings

The following asbestos containing material was identified:

1. Asbestos Cement

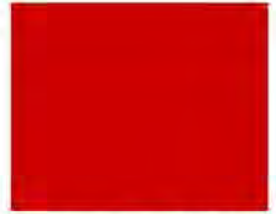
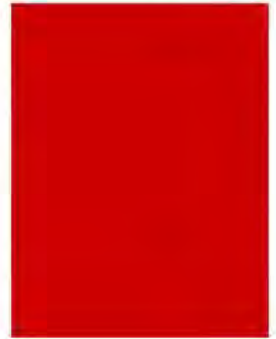
- (1) Exterior roof tiles and ridge tiles were found to be a mixture of natural slate and asbestos cement.
- (2) Internal window cills in the Nursery Block were found to be asbestos cement.
- (3) A flower pot between the School and Nursery was found to be asbestos cement".

Should a major refurbishment be undertaken the items noted above would be removed and substituted with 'safe' material".

3.4 Ground Investigation

At this stage only limited investigative work has been undertaken to establish the size and condition of the columns and foundations in the school hall. If the new build element is limited to the area currently occupied by the temporary classrooms there would be little need for further ground investigation. However if the option to pursue a new building on either of the adjacent fields further ground investigative work will be required.

Should any additional suspended First floors be added within the existing roofspace, trial holes would be required to establish the bearing capabilities of the existing foundations.



3.5 Desk Study

Hartigans were commissioned to produce a desk study report on the structural implications of developing and extending the existing buildings and site. The report was produced in October 2006 a copy of which is included as Appendix E.

The conclusions reached by Hartigans were as follows:

1. The existing Assembly Hall building is capable of being converted into two storeys of teaching accommodation without significant strengthening to the superstructure. It is highly probable also that the existing substructure (ie the pad and strip foundations) would require no modification, although this should be confirmed by exploratory excavation and testing.
2. Structural zones of 525mm depth should be allowed for the new main floor beams (on the line of each existing portal frame) and 300mm for the new floor between beams.
3. Internal partitions, stairs etc should ideally be supported by the new first floor structure so that the weight may be transferred to the designed load-bearing elements.
4. The site currently occupied by temporary classrooms is suitable for redevelopment as an Assembly Hall. Conventional shallow foundations (pads and/or strips) would be appropriate.
5. Some modifications to existing surface water drainage provisions would be necessary but there is ample scope for this within the site boundary.
6. The most significant constraint in terms of technical feasibility appears to lie in the relatively restricted access to existing Assembly Hall. In particular, it would be extremely difficult to carry out the works envisaged with the school in operation.

Although not referred to in the conclusions there is reference in Item 4.3 to an existing soakaway located in the area of the existing temporary classrooms. Further investigation will be necessary to establish the size and construction of the chamber before the design of foundations for any new building in the vicinity can be finalised.

All other aspects of the anticipated development could be accommodated without extraordinary structural impact. However the difficulties associated with carrying out major building work in an occupied School building have been highlighted.

3.6 Further Structural Investigation Work.

Hartigans were again commissioned in December 2008 to produce a report on the structural implications of creating additional accommodation in the roofspaces of the existing School buildings.

This report was produced in January 2009 and whilst it is not included in the Study it is available for inspection at the offices of Hartigans and Property Holdings Architectural services.

The conclusions reached by Hartigans after further trial pit inspections are stated in their report as follows:

1. The existing walls of the original east and west wings are capable of sustaining the additional loads attendant upon the proposed works.



2. The existing Foundations are almost certainly capable of sustaining those additional loads without modification. Further exploratory excavation inside the building should be undertaken in order to confirm this fact. At worst, it would be necessary to underpin the existing walls by traditional methods, but this possibility is remote.
3. The new first floor would require a primary structure of steel beams and timber joist infill as illustrated on the appended sketches.
4. The existing roof is, at best, only marginally capable of being retained and its removal/replacement has significant advantages. A suitable new structural scheme is illustrated in the appendices.
5. Some movement and associated cracking of finishes will almost certainly occur and will, whilst not being of structural significance, require cosmetic remediation.
6. The site of the proposed new two-storey building seems suitable for the construction envisaged using conventional strip foundations, albeit with some 'bridging' elements being possibly required.

3.7 Site investigation of field 327A.

A Further site investigation dealing with the proposed site for the new school (option 2) was carried out and a report produced by Hartigans in February 2009. This report is also available for inspection at the offices of Hartigans and Property Holdings Architectural services. The conclusions of the report were as follows:

1. The proposed site (on the existing sports field) is appropriate for building purposes.
2. Traditional (unreinforced shallow strip) foundations will certainly be appropriate for a single storey building and very probably also for one of two storeys.
3. Alternative forms of shallow foundation would be viable in any case, albeit with some constructional constraints.
4. Comparatively low - cost deep (ie piled) foundations would also be appropriate, particularly for a two storey development. Anything in excess of two storeys would necessitate this approach.
5. Adequate budgetary provision must be made for surface water disposal in an area where soil permeability is poor.
6. Foul drainage will require careful consideration and would be simplified if the eastern end of the site were to be utilised.
7. In order to facilitate accurate and "best value" foundation and surface water drainage design a full Geotechnical Investigation, with In-situ and laboratory testing will be required in due course. There is much to be said for this to be undertaken in advance of final design decisions such as building height, location etc.
8. An environmental impact assessment may well be a requirement. No evidence of pollutants or previous use of the site has been identified to date.



4.00 Title Search

A search of the titles relating to the site of the existing School and the adjacent Field No. 327A was carried out by the Law Officers Department. The findings were recorded in two letters produced by the Head of Conveyancing, dated 25th April 1996 (School site) and 30th March 2000 (Field No. 327A).

It is understood Education Sport and Culture enjoy the rights to the original Parish School and the site. However the land still belongs to the Parish of St Martins. This is an important point to note as legal advice given on the development of other Parish owned school sites highlighted potential difficulties if an extension or new building straddled a boundary. This situation should be avoided.

The Head of Conveyancing has recommended that the Act of the Education Committee dated 27th March 1996 be amended to reflect the current legal position regarding permission for the Parish of St Martin to extend the Parish Hall ie., that the Education Committee agreed to transfer its right of enjoyment of the area of land concerned not the ownership. It was also recommended that an accurate plan be prepared highlighting the relevant areas.

In March 1969 the Public of the Island purchased Field No. 327A, referred to in the letter of 30th March 2000 as Field No. 372. The translation of the legal transaction describes the boundaries which for the most part are defined by existing hedges or banks with a normal "relief" or off-set. There are no restrictive covenants placed on Field No. 327A. However there is an electrical section pillar located in the southwest corner of the field for which there appears to be no formal agreement between the Public and the Electricity Company.

The owner of Field No.327 has not been approached to establish if a sale or lease would be an acceptable proposition to create a new football pitch and play area.



5.00 Options for Redevelopment

5.1 Do Nothing

The area deficiencies in the existing building have been known for some time. Over the last decade ad hoc extensions in the form of conservatories and lean-to type stores have been carried out. Two temporary classrooms and a toilet block have been added. In spite of this the School is still grossly under area when comparisons are made with the standard brief for a single form entry Primary School and Nursery.

As part of this feasibility study an assessment of the existing services has revealed that they have reached the end of their serviceable life. In addition to this, appendix H of this study comprises a report from the Drake & Kannemeyer Group of Surveyors which estimates an accumulated maintenance spend over the next ten years of £545,000.00

To do nothing is not an option worthy of consideration.

5.2 Alter and Extend the Existing Building (Options 1, 1A, 1B and 1C)

The original requirement, illustrated by options 1 and 1A, was to convert the Hall into two or three classrooms and construct a new hall on the site of the temporary classrooms to meet the current curriculum. Improvements to the toilets, storage, circulation and mechanical and electrical services were also considered essential. On completion the temporary classrooms (2no.) and toilets would have been removed.

Options 1B and 1C were added in the december 2008 revision to the study. These schemes used the existing roof space to provide additional accomodation and to provide a floorspace closer to the ESC brief.

Although the figure of £545,000.00 is not included in these options, the expenditure referred to in the Drake & Kannemeyer Group report will reduce proportionately to the work carried out. For example the need to provide a new roof in options 1B and 1C will reduce future roof maintenance.

The School have indicated that each of the options 1 to 1C would require the provision of a temporary School because, owing to the already limited nature of the school buildings and site, it would be extremely difficult to operate satisfactorily during construction work. A sum of £1,150,000 for temporary accomodation has been added in the cost summary to each of the options.

This sum is based on the provision of a 1250 square metre temporary classroom block including a hall and Nursery. Should the school still be able to use the existing Nursery and assuming that assemblies and other activities could take place at the parish Hall, the size of the temporary classroom block could be reduced to 1000 square metres which would reduce the cost to £800,000. The external works associated with the temporary school are included within the Options estimates as they will remain in place at the end of the contract.

Having regard to the existing site area of 4,118 square metres, the footprint area of the existing buildings (excluding temporary classrooms) at 1110 square metres and the area in front of the School including the two storey house at approximately 1300 square metres, it is clear the remaining area of 1708 square metres leaves little area for building if the external play space is not to be reduced to an unacceptable level.

Relocating the existing Parish football pitch to the Northern part of Field 327A would allow the site area to be extended to 9250 square metres excluding the two storey house. This figure falls within the DfEE guidelines.

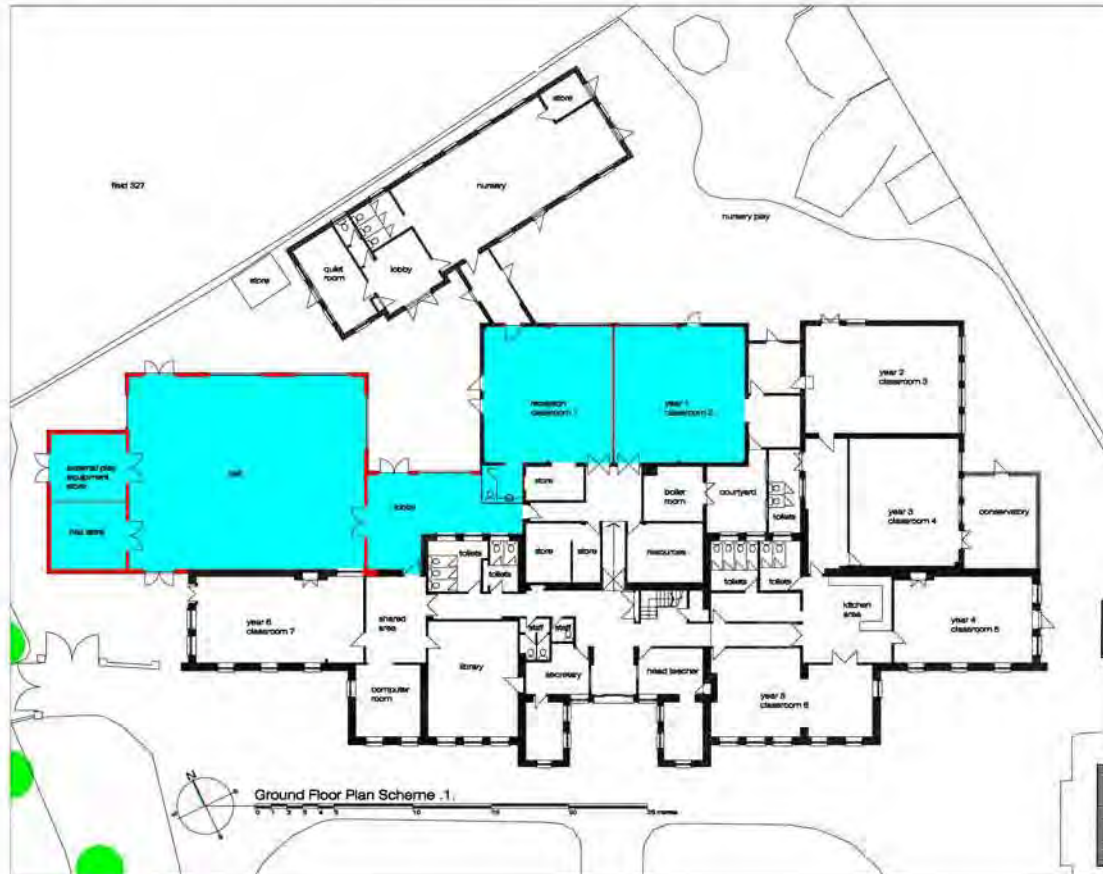


Option 1

In providing two new classrooms and an extension to the hall a further 1050 square metres of the site would be taken up. As a consequence, if this option is developed, the external play area would have to be expanded considerably. The cost of providing additional play area has not been included in the estimated cost. If this option is considered viable it is proposed that the existing hall be sub-divided and altered to create two classrooms. The two classes occupying the temporary buildings would be moved into the converted hall, the temporary buildings would be demolished and a new hall erected in their place.

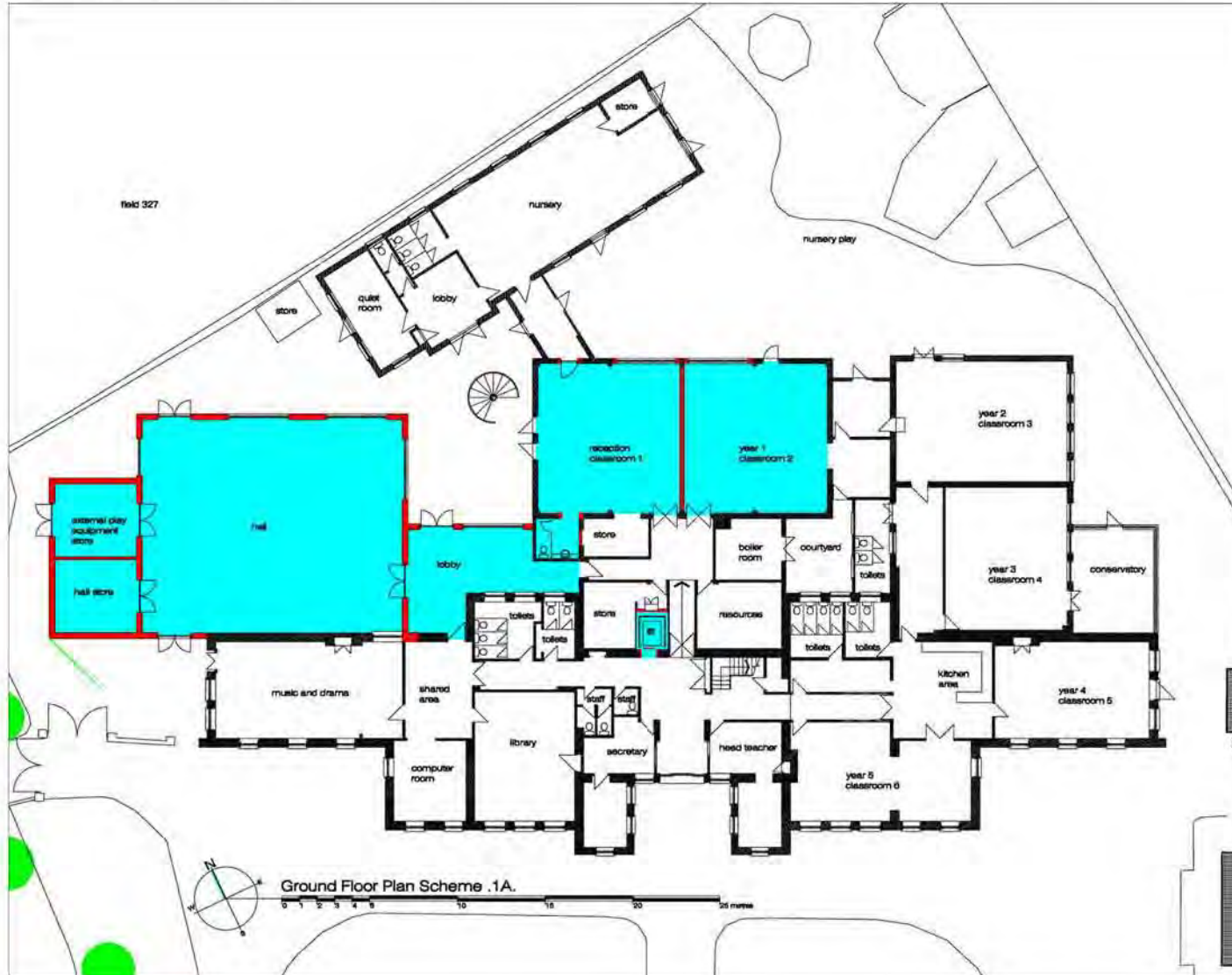
The existing services throughout the building would be renewed in a phased manner to allow the School to continue to function throughout the work. This would add considerably to the cost and the inconvenience to staff and pupils should not be underestimated. Should occupation of the building not be considered acceptable for the duration of the work the extra cost of providing temporary classrooms would be incurred. This could be in the region of £1,150,000 based on the cost of moving and erecting the temporary classrooms at St Peters School and providing new temporary classrooms on other recent ESC projects. This figure would cover the cost of supply, delivery and erection of the units including foundations and drainage. A sum is also included for demolition of the units should this be necessary.

The external works provided to the temporary school have been designed to be retained to form play areas for the refurbished school when complete and are therefore costed within the option estimates.

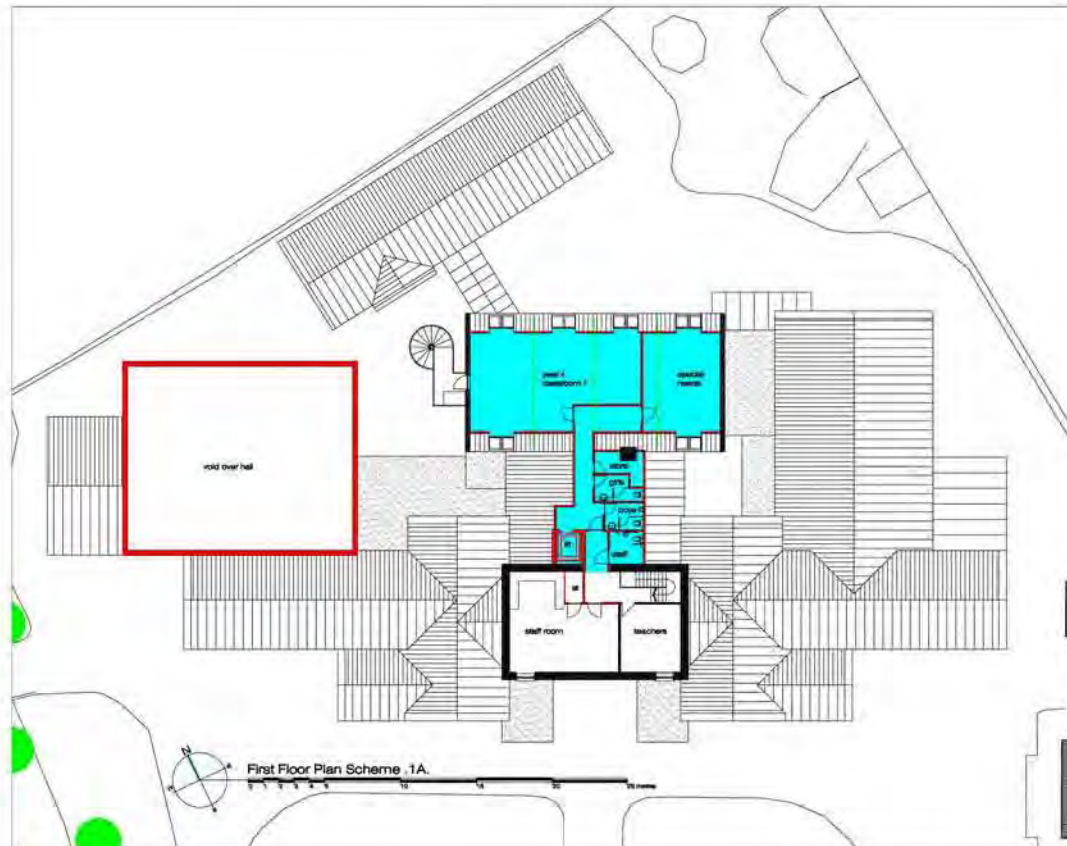


Option 1A

This option is similar to Option 1. The difference being that the existing hall is split vertically and horizontally creating a third new classroom and an extra teaching area for Special Needs or IT as required. This allows the west most classroom on the ground floor to be used for Music and Drama. This would go some way towards providing some of the "missing" accommodation from the standard single form entry Primary School Brief.



A new lift will be provided and the first floor extension will be linked to the existing landing adjacent the stafrroom.



Options 1 and 1A have been updated from the previous version of the feasibility study to now include for a new mains electricity three phase supply, new roof coverings and insulation and increased costs for temporary accomodation.



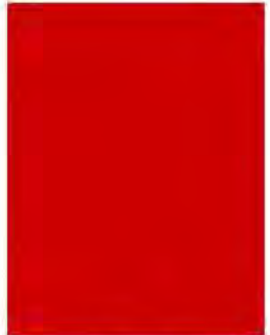
Option 1B

This option would provide four new classrooms in a two storey block on the site of the existing temporary classrooms and would also include the creation of rooms within the roofspace to the West of the first floor staffroom.

The Layout is based on an outline scheme submitted by the School indicating the minimum area required for the School to function in a similar manner to other primary schools in Jersey.

This scheme would increase the usable floor area of the school to 1470 square metres or 1765 square metres including circulation.

It should be noted however, that the Year 1 and 2 classrooms would still have a smaller floor area than the area shown in the ESC brief. Also, Options 1, 1A, and 1B do not include parents/meeting rooms, medical rooms or group rooms.

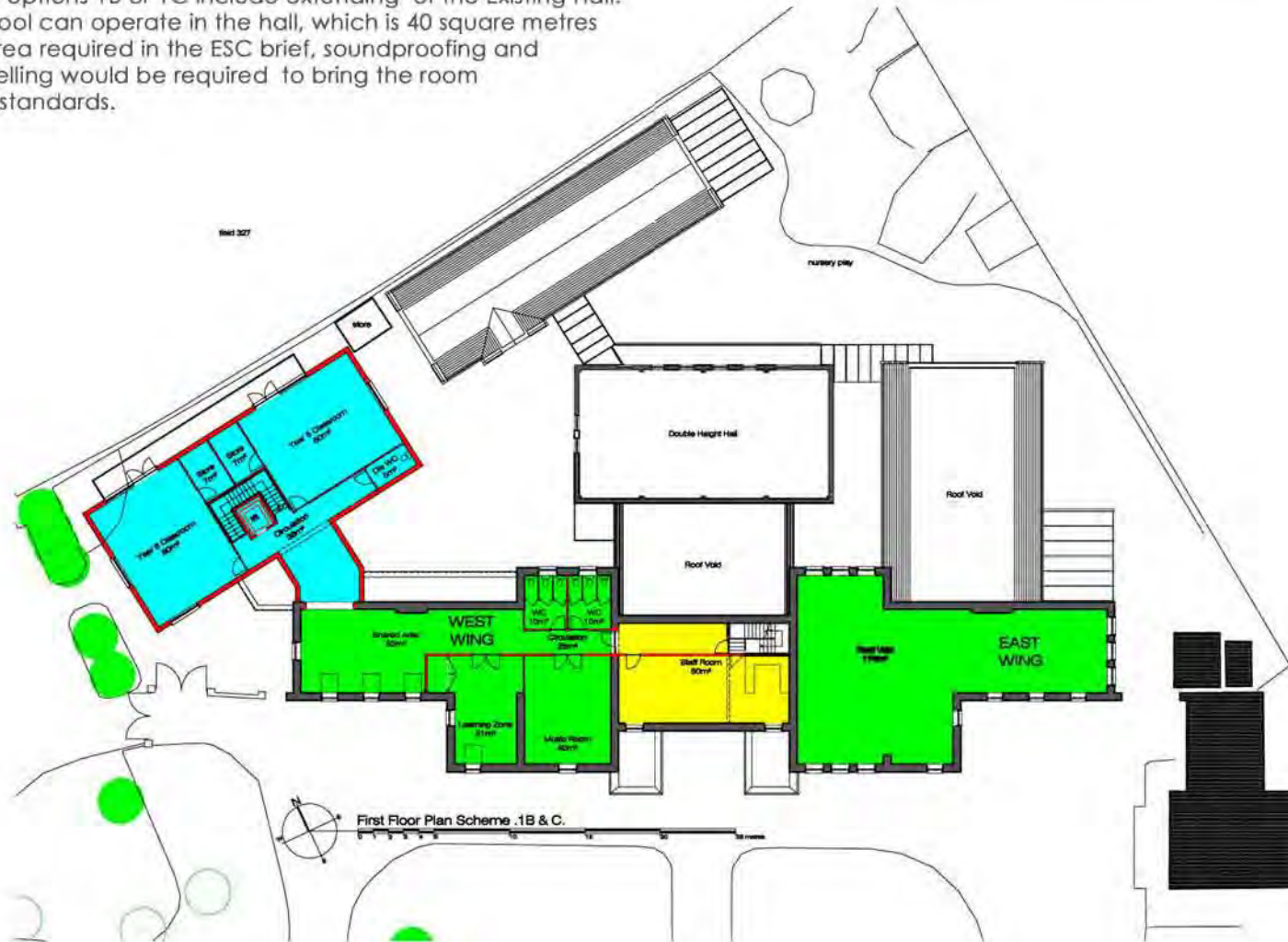


Option 1C

Option 1C is a logical extension of option 1B and incorporates the creation of additional rooms in the roofspace to the East of the first floor staffroom.

This would satisfy the possible planning requirement to balance the appearance of the elevation and would increase the Net usable floor area to 1644 square metres or 1939 square metres including circulation. This figure very nearly meets the ESC brief and would allow the inclusion of Parent/meeting rooms, Medical rooms and group rooms and also the enlargement of Classrooms 1 and 2 subject to re planning the layout.

Neither of the options 1B or 1C include extending of the Existing Hall. Whilst the school can operate in the hall, which is 40 square metres short of the area required in the ESC brief, soundproofing and acoustic panelling would be required to bring the room up to current standards.



The object of incorporating schemes 1B and 1C is to illustrate how the existing school could be remodelled to provide accommodation of a similar size and standard as the recently newly built primary schools such as St Clement's and St Peter's schools.



For this to happen Schemes 1B and 1C would need to incorporate the following :

Upgrading of wall and roof structure at first floor to meet modern standards.

Upgrading of Existing building fabric and mechanical and electrical systems , subject to the adoption of the new part L2 building bye-laws for the conservation of fuel and power.

The relocation of the existing Parish football pitch to allow additional hard and soft landscaping.

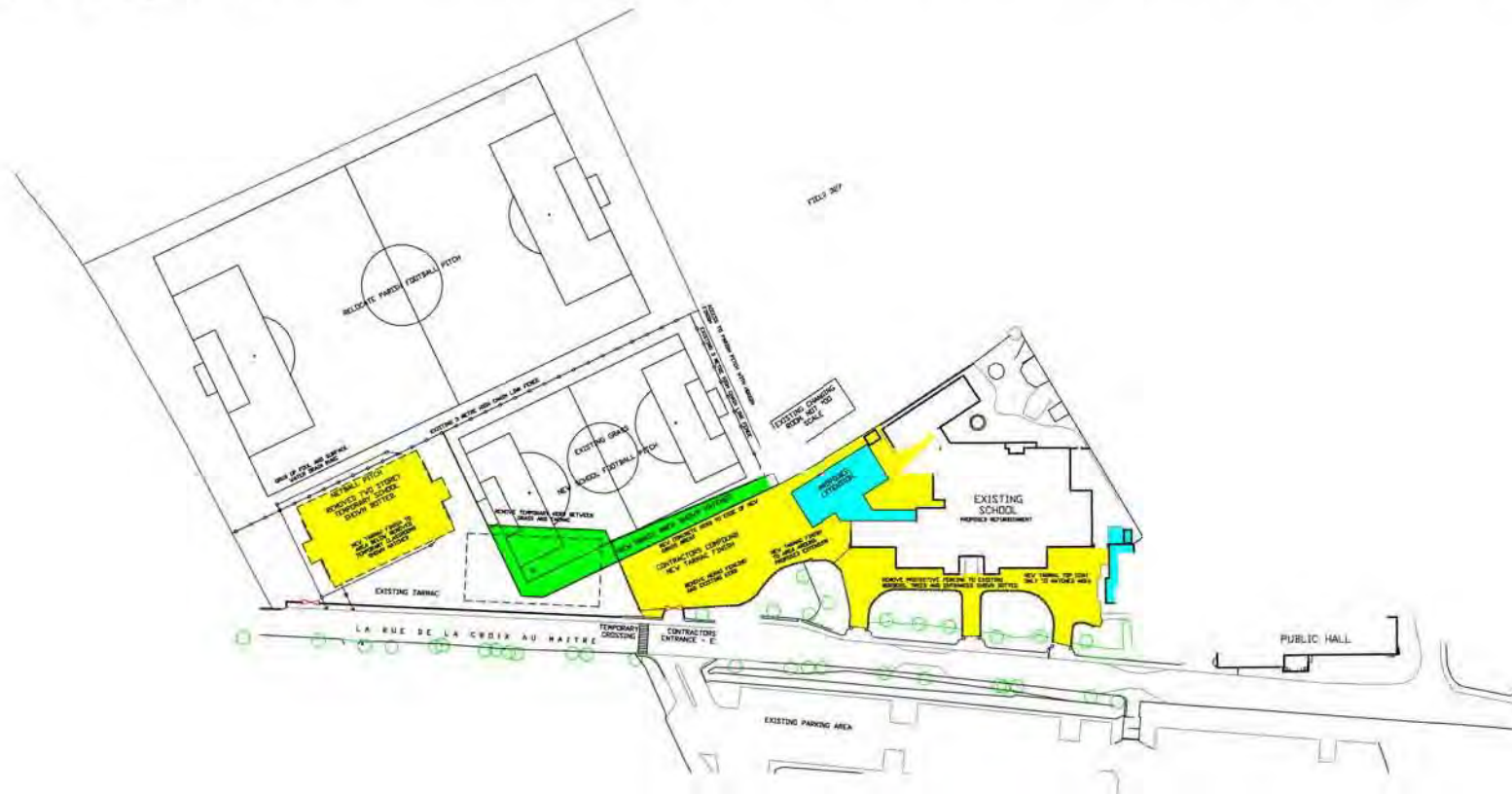
The provision of and de-cant to a temporary school whilst building works are taking place.

Options 1B and 1C have been costed to include the above items to illustrate a comparable cost with option 2 which is for a new school. Options 1 and 1A also include for upgrading the existing roofs, temporary accomodation and hard and soft landscaping. these works will go some way to reducing the maintenance costs identified in the Drake & Kannemeyer reports which are not included in the estimates.



The Site plan illustrates the Stage 2 works which would be carried out on the removal of the temporary classrooms and is included for in Options 1, 1A, 1B and 1C.

These hard and soft landscaping works would increase the site area of the new school to 9250 square metres which meets the requirements of the DfEE guidelines.



5.3 Construct a New Building on the Adjacent Field (Option 2)

In view of the area constraints of the existing school site it is not possible to provide the full range of accommodation and external areas identified in the Education Sport and Culture Department's standard brief for a single form entry primary school and 30 place nursery without providing accommodation at first floor level or extending onto field 327A.

If it is considered appropriate for this accommodation to be provided without converting the roofspace or extending the building onto adjacent land it would be necessary to build a new school. This could be located on either Field 327A (existing football pitch) or field 327 (existing arable field).

Field 327A is already in States ownership and from a practical point of view would be easier to access and develop. However it is designated in the Island Plan as "important open space". On the other hand field 327, although privately owned, has been designated as an area for "future Education use".

From preliminary discussions with the Planning Officer it has been suggested that options for developing either site would be judged on their own merits. The current zoning may be inter-changeable.



Using the DfEE guidelines for a Primary School of approximately 180 pupils the site area required ranges from 8,670 to 10,000 square metres. Allowing extra area for a 30 place Nursery it is clear either Field 327A or Field 327 could accommodate the new building. The question that needs to be answered is whether the existing football pitch is essential or not. If it is considered essential then Field 327 would have to be acquired to either establish a new football pitch or construct the new School.

The sketch plan illustrates how Field 327A could be developed to create a new single storey single form entry Primary School and 30 place Nursery with associated hard and soft play area. In addition the adjacent Field 327 could be developed to accommodate the displaced full size football pitch, a smaller scale seven-a-side pitch for Primary School use and separate parking if required.

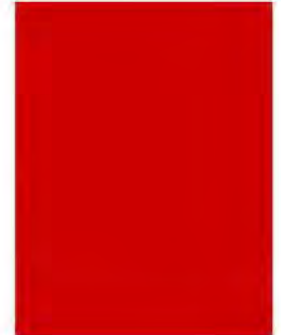
An alternative solution would be to provide a new full size football pitch on the parish land to the south of La Rue de la Croix au Maitre known as the village Green.

In this instance field 327 would remain as arable land as the resultant area of 14100 square metres (field 327A) would meet the DfEE requirements and be large enough to support a new school with playing field, netball court and hard and soft play areas.



With these options the new building would be constructed without any serious impact on the operation of the existing School. When completed the Staff and Pupils would migrate to the new building. An additional benefit would be that the vacated building could then revert back to the Parish if there was no further educational use. This option has been discussed on a confidential basis with the Connetable of St Martin and he has indicated that the Parish would be supportive.

No allowance has been made in the estimate for any repairs or maintenance of the existing buildings once vacated, and these would be for the Parish to fund.



6.0 Estimate of Cost

During the early stages of interpreting the original brief to alter and extend the existing School buildings it became clear that at the end of the process the School would still not provide the accommodation scheduled in the standard brief for a single form entry Primary School. Whilst the "sub-standard" Options 1+1A have been costed it was considered worthwhile exploring the alternative of a new build on an adjacent site. Field 327A could be used if a change of use from that designated in the Island Plan was accepted by the Planning and Environment Minister. Should this not be accepted the adjacent Field 327 which has been designated as land for Educational use in the Island Plan could be purchased if the owner wishes to sell. The area of either field exceeds the minimum recommend in the DfEE Guidelines. Options 1B and 1C have been added to illustrate how the existing buildings could be altered to increase the Nett usable area i.e. reduce the shortfall of 550 square metres in options 1 and 1A.

The base date for the following estimates is December 2008:

Option 1

This involves conversion of the existing hall to form 2no. classrooms. Demolition of the existing temporary classrooms, erection of a new hall, refurbishment of the existing buildings and new services throughout. The programme for this is estimated to be approximately 40 weeks.

The estimated cost for construction excluding professional fees and other Client costs is £4,099,000 (includes £1,150,000 for temporary classrooms).

Option 1A

This option is similar to Option 1 except the existing hall would be split horizontally to create an extra classroom at first floor level. This would go some way in reducing the shortfall of 550 square metres between the standard single form entry Primary School and the proposals.

The estimated cost for construction excluding professional fees and other Client costs is £4,519,000 (includes £1,150,000 for temporary classrooms).

Option 1B

This option would provide a two storey block containing two new classrooms, the re-modelling of the West wing at ground floor level and the formation of a new first floor above.

The estimated cost for construction excluding professional fees and other Client costs is £4,864,000 (includes £1,150,000 for temporary classrooms).

Option 1C

This Option would be similar to option 1B but would include a new first floor to the East wing.

The estimated cost for construction excluding professional fees and other Client costs is £5,168,000 (includes £1,150,000 for temporary classrooms).



Option 2

This involves the construction of a new building on a site adjacent to the existing school. The cost is based on recently constructed primary schools and allows for a gross floor area of 2000 square metres, over a single storey.

There would be no requirement for temporary classrooms although there may be a cost in removing the existing temporary classrooms if necessary after occupation of the new building.

The estimated cost for construction excluding professional fees and other Client costs is £5,005,000 if Field 327 is developed and £5,025,000 if Field 327A is developed for the new building.

If the Parish football pitch is moved to the village Green the estimated cost for the New school would be £5,005,000 plus any costs associated with line marking and moving the temporary changing rooms and goalposts.

This assumes that the village green has a grassed surface suitable for playing football

A breakdown of these costs is included as Appendix F.

The purchase or lease of Field 327, which could cost £50,000 to purchase or £1,500 per annum to lease, has been factored into the overall budget costs overleaf as well as a figure for converting Field 327 or the Village Green to a football pitch estimated to cost in the region of £20,000.

The provision of temporary classrooms has also been allowed where appropriate i.e. for options 1, 1A, 1B and 1C.



Total Estimated Costs (Dec 08)								
	Option 1	Option 1A	Option 1B	Option 1C	Option 2 (Field 327A)	Option 2A (Field 327)	Option 2B (pitch on village green)	Existing Budget
Construction	£2,949,000	£3,369,000	£3,714,000	£4,018,000	£5,005,000	£5,005,000	£5,005,000	£1,217,379
Misc Client Costs	£623,000	£616,000	£610,000	£610,900	£661,400	£661,400	£661,400	£217,473
Playing Field Construction	nil	nil	nil	nil	£20,000	nil	£20,000	nil
Fees	£592,464	£662,536	£719,516	£771,309	£807,854	£807,854	£807,854	£349,790
Land Acquisition	nil	nil	nil	nil	£50,000	£50,000	nil	nil
FF&E	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£160,811
Decant Costs if Required	£1,150,000	£1,150,000	£1,150,000	£1,150,000	nil	nil	nil	nil
TOTAL	£5,464,464	£5,947,536	£6,343,516	£6,700,209	£6,694,254	£6,674,254	£6,644,254	£1,945,453

7.0 Timescale and Procurement

7.1 Timescale

The original capital request has slipped from 2010 to 2011 and is based on the provision of accommodation covered by Option 1. The original budget allowance in the States Capital Programme for construction (Dec 2006 price) was £1,131,000. which, inflated to December 2008 equates to a figure of £1,217,379. This is well below the current estimated cost even of Option 1. Unless additional funding is provided in 2011 there may be a time penalty associated with all of the Options if this project has to be re-bid in the next round of capital funding, curenly 2014

It is anticipated that the Feasibility Study will be concluded by January 2009 and a decision taken on which option is to be pursued. A planning submission could be made in 2009 with a Bye-Law submission in the same year. This would allow the tender process to be completed before the middle of 2010 with construction commencing at the beginning of 2011, the year of funding. Should funds become available earlier this programme could be shortened by 6 months.

Draft programmes illustrating the key dates for the shortest and longest options, 1 and 2, have been prepared and are included in Appendix G.

7.2 Procurement

As noted above the programme is driven by budgetary constraints not time. The procurement route recommended is therefore a traditional Single Stage Selective Tender process using Bills of Quantities, Specification and Drawings. The form of contract appropriate for the value and work content would be JCT 80.



8.0 Conclusion

By giving detailed consideration to the interpretation of the original brief two variations were drawn up illustrating how the temporary classrooms could be replaced with permanent rooms. These two options were costed and both exceeded the budget available. It was evident from the appraisal of the existing buildings and proposed extension that the accommodation fell far short of the Education Departments own guidelines for net useable areas.

In December 2008 two further schemes were drawn up utilising the roof space of the existing building together with a similar extension to the School but with the Hall remaining as existing and the extensions comprising of additional classrooms. These schemes also allowed for the inclusion of hard and soft landscaping areas.

The conclusion reached was that the existing site could not accommodate a "standard" single form entry Primary School with a 30 place Nursery by extending the school but that a floor area similar to the Education, Sport and Culture brief could be achieved by converting the roof space into useable accommodation.

Should the Education Department decide to provide the extra accommodation to bring the School up to the standard of most other Island Primaries it is not possible to extend the buildings within the existing site. However a new school could easily be built on either Field 327 or Field 327A. At present the occupancy of the School is at its maximum, and given the current demographics this is predicted not to reduce. There are several sites within the St Martins area identified for development as housing which will ensure the demand for pupils wishing to attend the School is maintained. Appendix J includes demographic projections based on current housing provision in the catchment area.

As Field 327A is already in States ownership and is more easily accessed developing this site for a new School would be preferred to Field 327 which is in private ownership. The purchase or leasing of Field 327 may be necessary to replace the existing football pitch although this would need to be the subject of discussions with the Parish of St Martin, and it may be that the football pitch could be relocated to part of the large and open village green on the other side of La Rue de la Croix au Maitre. Only if Field 327 were to be purchased would it be considered suitable to be developed for a new School. It is not known whether the current owner would countenance selling or leasing the field.

The creation of a new school would provide the added benefit of the existing School building and site being returned to the Parish for redevelopment. The cost differential between a new purpose built school (option 2) and altering and extending the existing school to achieve similar floor areas (option 1C) is less than £6000. In addition to this the provision of a new school would minimise future maintenance.

The School is currently operating close to the maximum pupil numbers by using the two temporary classrooms. This capacity is predicted to continue and as a consequence the minimum acceptable improvements would be as illustrated in Option 1A ie three new classrooms and hall with the upgrade of the mechanical and electrical services and general internal refurbishment of the existing building.

From the estimated costs it is clear all options exceed the current budget which will require additional or phased funding.

9.0 Recommendation

In view of the above it is recommended that option 2 should be pursued with a view to building a new school on field 327A or on field 327 should it not prove possible to relocate the existing football pitch to the village green to the south of La Rue de la Croix au Maitre or to field 327.

The preferred option would be to relocate the existing football pitch to the village green and to construct the New school on field 327A as it would mean not having to acquire field 327 for the construction of a new school or having to lease it to provide land for the football pitch.

In relative cost terms this option is only slightly more than options 1, 1A and 1B for redeveloping the existing buildings and is less than option 1C which provides a similar floor area. It also has the great advantage of bringing the school up to current DfEE guidelines and the benefit of freeing up the existing buildings for use by the Parish.

