

HIGHLANDS DEVELOPMENT PLAN



CHIEF ARCHITECT: M. P. BOSTE A.R.I.B.A. R.I.B.A.
STATE OF JERSEY
 DEPARTMENT OF PUBLIC
 BUILDING & WORKS
 SOUTH HILL, ST. HUBERT
 ST. HUBERT
 GRANVILLE
 DRAWN: A. C. Dubras DATE: 25 FEB 81

**HIGHLANDS
 DEVELOPMENT
 PLAN**

SCALE 1:500

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED

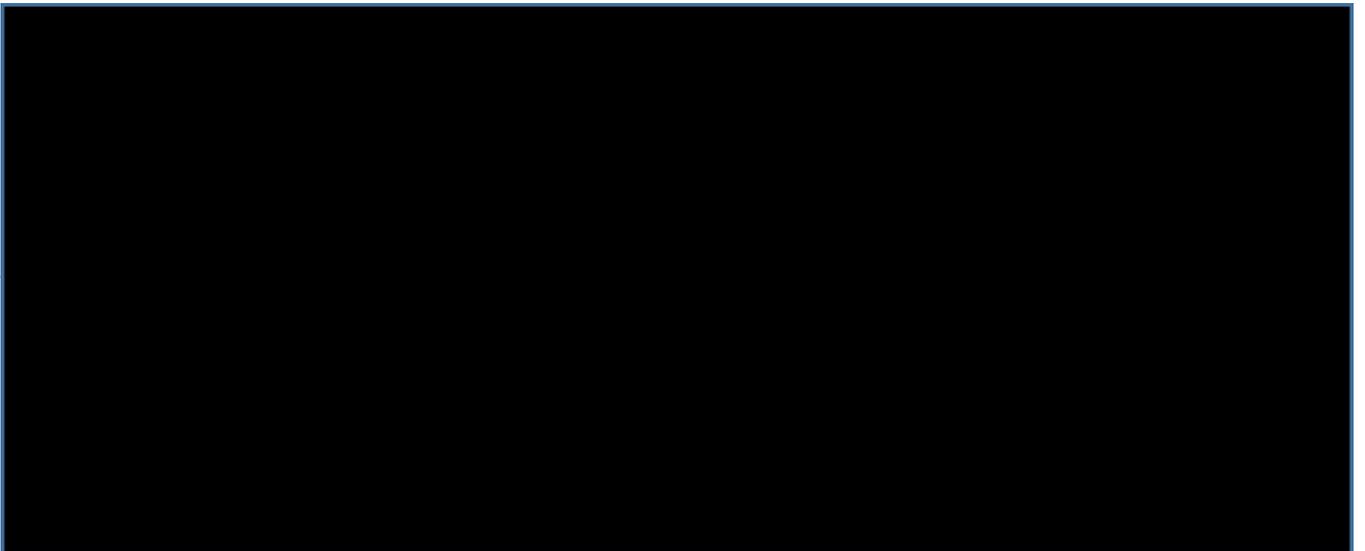
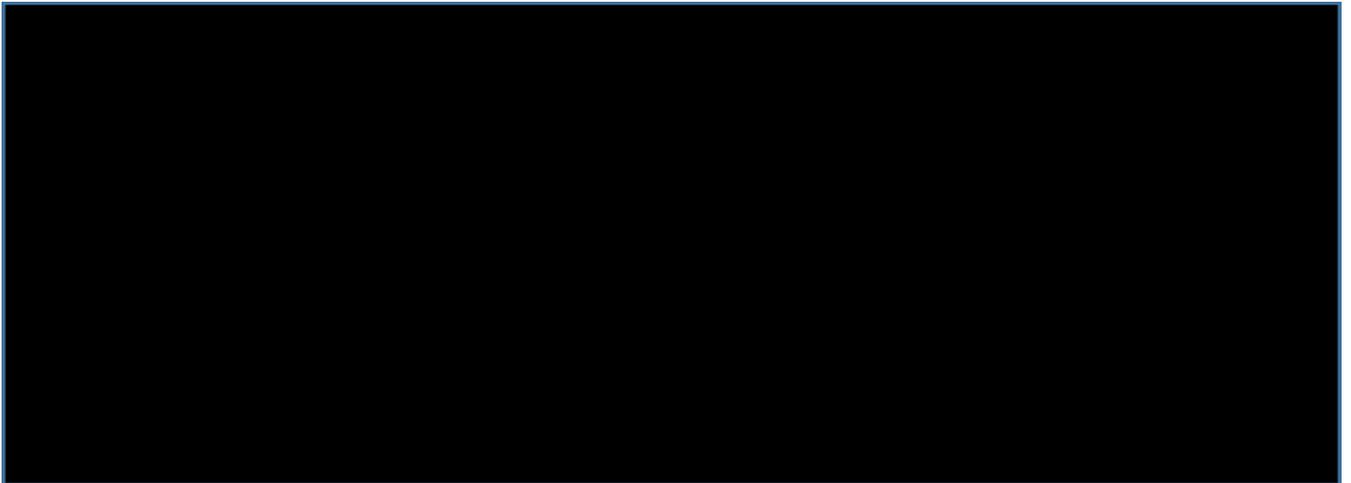
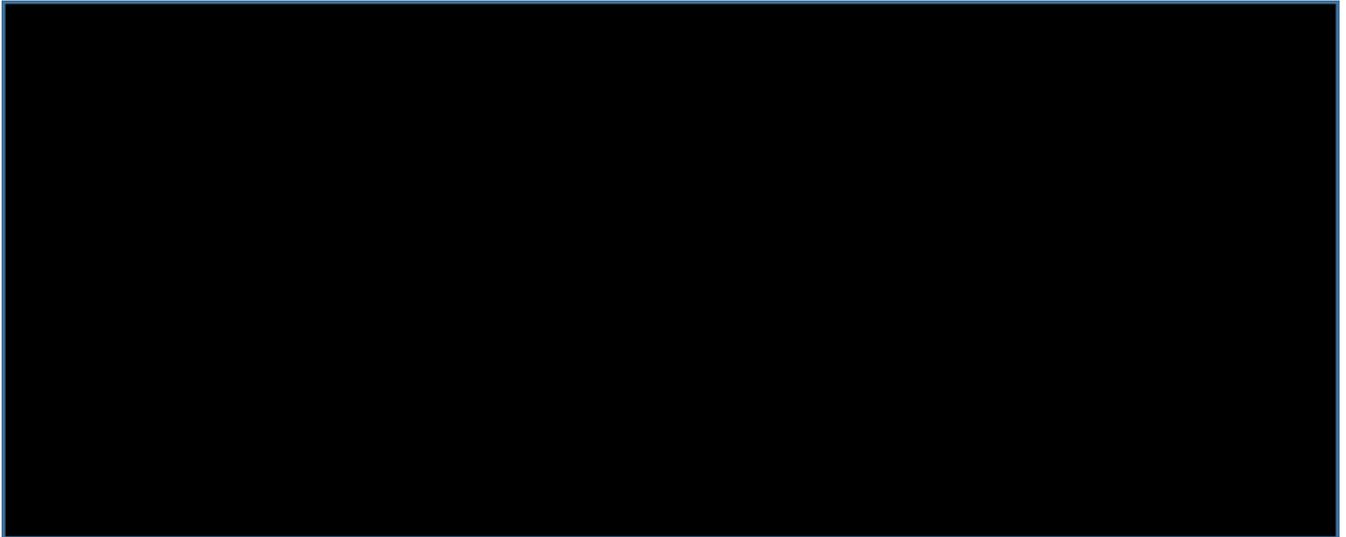
DRAWING NUMBER
2756

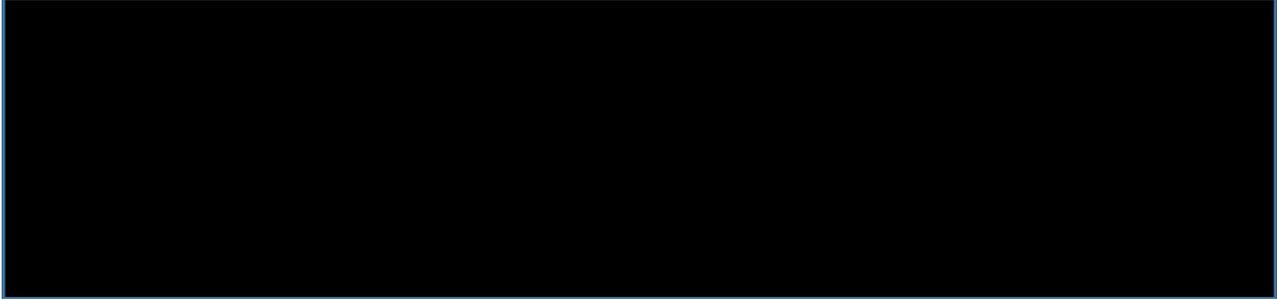
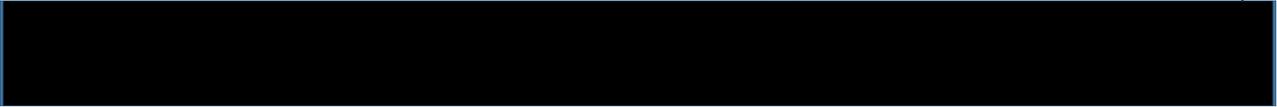
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E D U C A T I O N C O M M I T T E E

B U I L D I N G C O N S T R U C T I O N P R O G R E S S R E P O R T

SEPTEMBER 1983



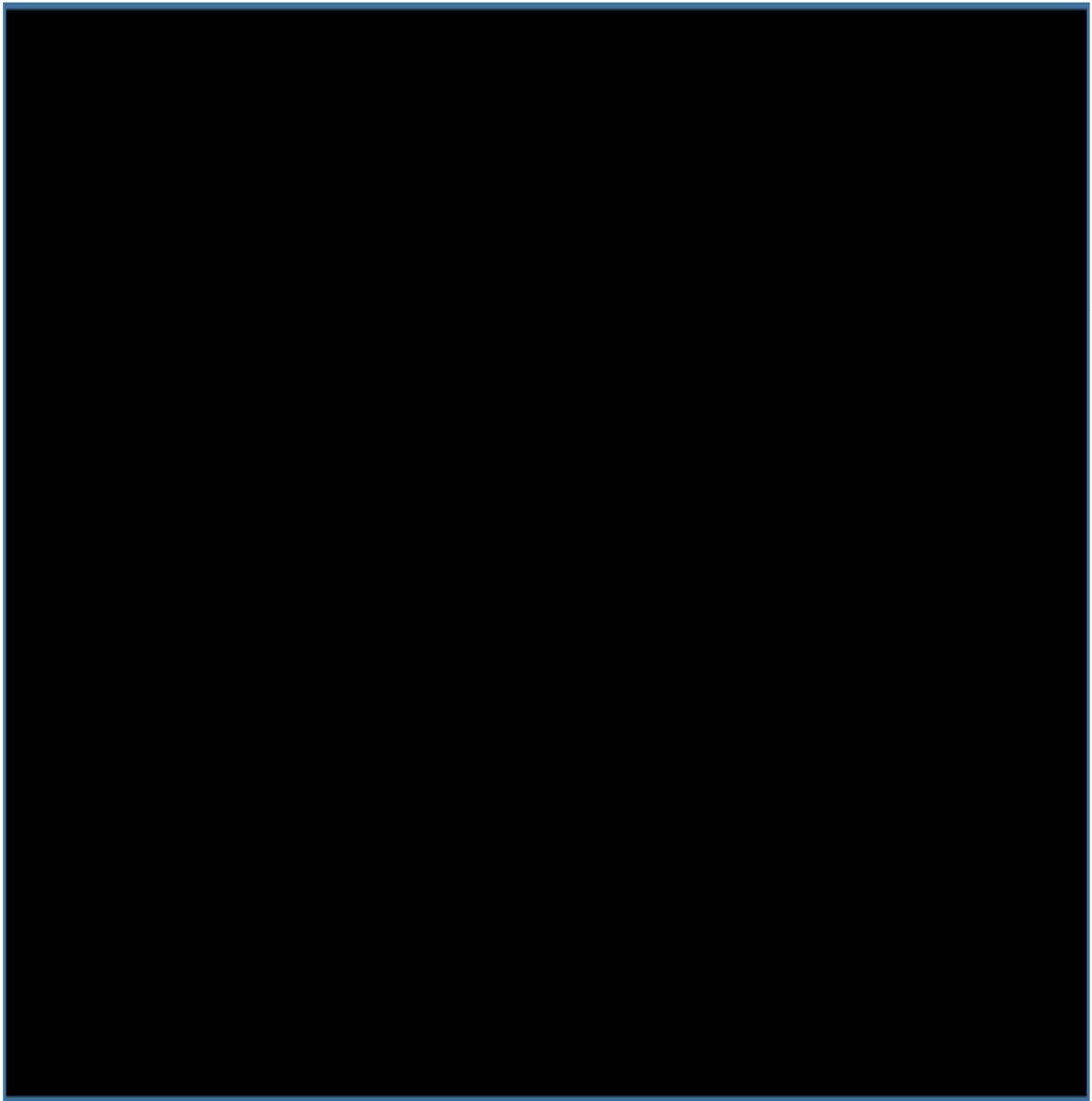


HIGHLANDS 'G' BLOCK
CLASSROOMS ABOVE CATERING BLOCK.

PROGRESS:
Tenders due back 21st October for Committee 26th October.

HIGHLANDS 'B' & 'C' BLOCKS
WORKSHOPS, ART ROOMS AND
ADMIN.

PROGRESS:
Planning Vote.
Education Department to provide new brief for a combined
block.





HIGHLANDS
ST. SAVIOUR JERSEY
TELEPHONE CENTRAL 71065

COLLEGE
CHANNEL ISLANDS
(STD CODE 0534)

PRINCIPAL W.F. CLARKE

WFC/CT/84.

5th October, 1983.

Mr. J.S. Rodhouse,
Director of Education,
Education Department,
Highlands.

Dear Mr. Rodhouse,

Development Plan 'C' and 'B' Block

Following our meeting on September 29th 1983, the College has sought to develop a design brief to cover the 1985 phase of the development and our first efforts in this direction are appended. I imagine you will wish to give thought to what is proposed and to discuss areas where judgments may vary.

Because I was asked by Senator Horsfall, in very broad terms, to quantify the capital project saving if d'Hautree premises became available I did the attached exercise - which, at least, gave some support to my first "spot" answer, "one million pounds". I realise it is a paper exercise but one in which you have expressed an interest in the past, so I forward you a copy of a document only the Vice Principal and I have seen.

Yours sincerely,

W.F. Clarke
Principal



CONFIDENTIAL

Whilst preparing a detailed design brief for both the 1984 and the 1985 development programme for Highlands College, it seems worthwhile to set against it what could be the effect of making available to the College the buildings presently occupied by d'Hautree School.

	<u>Estimated Cost</u>	<u>Estimated Saving</u>
<u>1983 DEVELOPMENT</u>		
1. The timing of such a decision and its implementation together with the needs of the Catering & Community Care department requires that the 1983 phase (G Block) continues	365,000	
<u>1984 DEVELOPMENT</u>		
2. The siting of the existing technical facilities at d'Hautree makes it inappropriate to attempt to take M.V. engineering onto the site and would have to be developed on Highlands Campus - new buildings (3000 sq.ft.) + renovation of J.Block (2,500 sq.ft)	200,000	
Alterations to allow for two storey plumbing facilities at d'Hautree	10,000	375,000
Other costs of moving workshops	15,000	
Demolition	5,000	5,000
Planning vote		10,000
<u>1985 DEVELOPMENT</u>		
3. d'Hautree has facilities in the Court block that could be adapted to student facilities	10,000	
The existing d'Hautree library would be used and d'Hautree lecture theatre adapted with retractable seating.	5,000	
It would be essential to demolish A12- 16 and establish a new road system, say	25,000	320,000
The d'Hautree gymnasium and hall would replace the need for a Games Hall and changing accommodation		180,000
	<hr/>	<hr/>
	635,000	890,000
4. OVERALL professional fees	63,500	89,000
	<hr/>	<hr/>
£	698,500	£ 979,000
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NOTES

- (a) All these figures are based on the same "costing" as used in the Development plan, dated June 1982 and would be subject to updating on current figures.
- (b) This in no way attempts to estimate the cost of "moving", or of assimilating the present d'Hautree students in other schools or of relocating secondary staff - or the ancillary staffing that the College would need to operate on a more dispersed site.
- (c) Such a proposal would allow for the main teaching block to be used by a major department, probably Business & Management Studies and the Administration house at d'Hautree to become a Management Centre for short courses.

Our ref: JSR/FAQ 5/1/3

21st November, 1988

Dear Mr. Bartley,

Highlands College Development

I am replying to Mr. Le Marquand's letter of 9th November with which he sent me a copy of drawing No. 2756/1 showing the siting of the replacement buildings for 'B', 'C' and 'J' Block and the new Games and Fitness Centre.

I have consulted the Principal of Highlands College who tells me that so far as areas for demolition are concerned he would be happy for A18/19 to be demolished to form a builders compound for 'C' block construction, but could not release A14/16 until 'B' block is completed.

Mr. Clarke and I are concerned at the note on the drawing which includes the description "less industrial than the other new buildings". We would regard 'B' block as requiring a distinctly better treatment than the industrial treatment which is proposed for 'C' and 'J' block. However, I appreciate that the precise definition of "distinctly better" must have cost implications and am content to register this point at this time in the knowledge that we will need to consider it more carefully when you have prepared some costings.

Drawing No. 2756/1 includes a new road system which has not been discussed, and I must reserve the position of the Department and the College so far as that is concerned. I note for example that it has changed the means of access to the College car park and I would wish, at this stage, simply to note it as an adjunct to this drawing which will not materially affect the siting of the buildings with which the drawing is concerned.

Yours sincerely,


Director of Education

Mr. M. A. F. Bartley,
Director,
Public Building and Works,
South Hill,
ST.HELIER,
Jersey

Our ref: JSR/PAQ

3rd January, 1984

For the attention of Mr. J. Le Marquand

Dear Mr. Bartley,

HIGHLANDS COLLEGE DEVELOPMENT 1985

Following previous discussions further thought has been given to the development of Highlands College and the replacement of C and B Blocks - the two corrugated iron structures.

I enclose a paper prepared by the College which should be taken in conjunction with the brief provided and sketch plans produced for the replacement of 'C' block.

Mr. Le Marquand may wish to discuss this paper with Mr. Clarke, and I am happy for those discussions to take place.

Yours sincerely,

Director of Education

M.A.F. Bartley Esq.,
Director,
Public Building and Works,
South Hill,
ST. HELIER,
Jersey

ENC

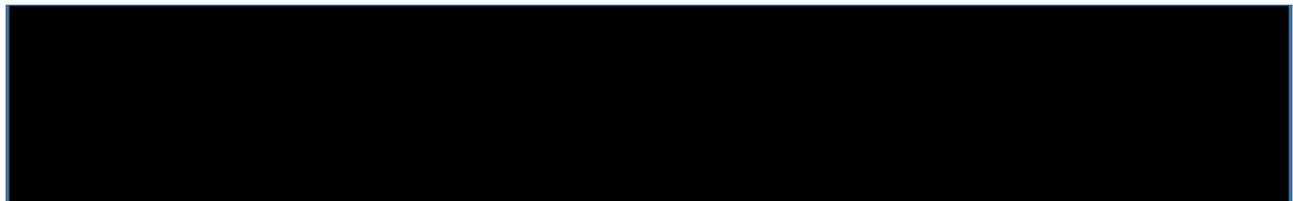
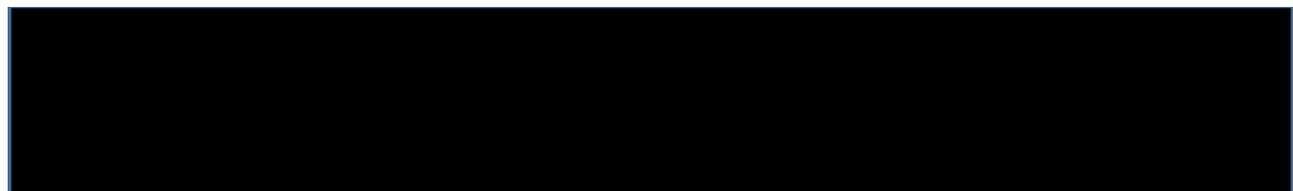
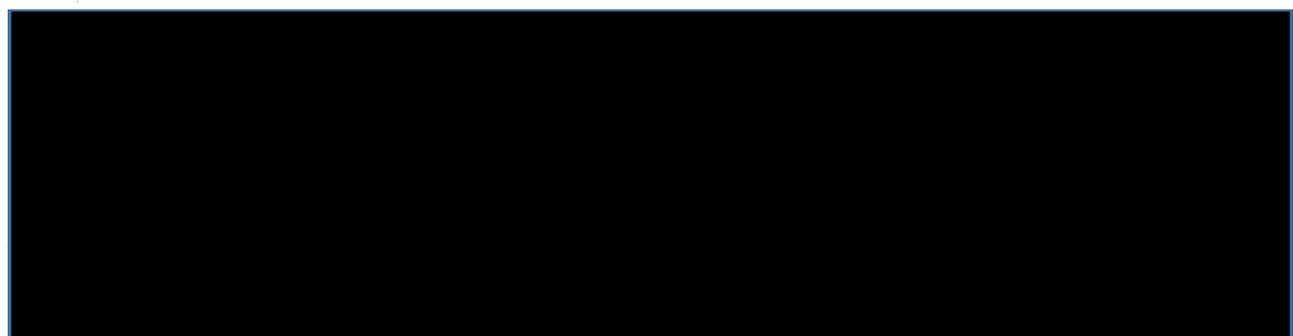
c.c. Mr. W. F. Clarke

Copy in each file please.

EDUCATION COMMITTEE

BUILDING CONSTRUCTION PROGRESS REPORT

FEBRUARY 1984



HIGHLANDS 'G' BLOCK
CLASSROOMS ABOVE CATERING BLOCK

CONTRACT SUM: £335,321.00 (A.C. Mauger Ltd.)

CERTIFIED TO DATE: £17,900.00

CONTRACT COMPLETION DATE: 24th September 1984

HIGHLANDS 'B' & 'C' BLOCKS
WORKSHOPS, ART ROOMS AND
ADMIN.

PROGRESS:

Planning Vote.

First proposals discussed with W. Clarke, amended sketch
plan to be prepared.

Wmk

200

Our ref: JSR/PAQ

29th February, 1984

PERSONAL

Dear Maurice,

HIGHLANDS COLLEGE

The planning for the replacement of 'B' and 'C' Block at Highlands College seems to be moving slowly. I would be glad if you could give it a move along.



Yours sincerely,

Director of Education

M. A. F. Bartley Esq.,
Director,
Public Building and Works,
South Hill,
ST. HELIER,
Jersey



Department of Public Building & Works

Box No. 412, STATES OFFICES, SOUTH HILL, ST. HELIER, JERSEY.

Telephone: 0534 78111. Director: M.A.F. Bartlley, B.Sc.(Eng.), C.Eng., M.I.C.E., F.I.Mun.E., M.I.W.E.S.

All correspondence to be addressed to the Director, quoting reference.

Our Ref : JLeM/MJS/R.51/34

Your Ref :

15th March 1984

J.S. Rodhouse, Esq.,
Director of Education,
Education Department,
P.O. Box 142,
Highlands,
St. Saviour.

Dear Mr. Rodhouse,

'B' & 'C' BLOCKS, HIGHLANDS COLLEGE

Following recent discussions with Mr. W. Clarke and his staff, I enclose two copies of Drawing No. 2792/3A, which shows a revised layout of the two blocks which incorporates the changes requested.

I shall be glad to receive your comments in due course.

Yours sincerely,

PRINCIPAL ARCHITECT

Enclosure



MEMORANDUM

To:-

Mr. W. Clarke
Principal - Highlands College

From:-

Mr. J. Rodhouse
Director of Education

Date 19th March, 1984

'B' & 'C' Blocks - Highlands College

I enclose a copy of drawing number 2792/3A, showing a revised layout of the two blocks and should be glad to have your comments as quickly as possible.

6
My own very preliminary comment is that I always think it is a pity to remove the administration and in particular the leadership of an organisation away from the general activities. I am not sure that you are wise, therefore, to put the administration on to what is effectively a first floor albeit accessible from the car park, and to isolate the Principal and Vice Principal in the way the drawings suggest.

A further equally preliminary comment; I find the concept of a 46 sq m (500 sq ft) lounge more in keeping with an Airport (or a hotel) than a College of Further Education.



HIGHLANDS
ST. SAVIOUR JERSEY
TELEPHONE CENTRAL 71065

COLLEGE
CHANNEL ISLANDS
(STD CODE 0534)

PRINCIPAL W.F. CLARKE

WFC/CT/478

10th April, 1984.

Mr. J.S. Rodhouse,
Director of Education,
Education Department,
Highlands.

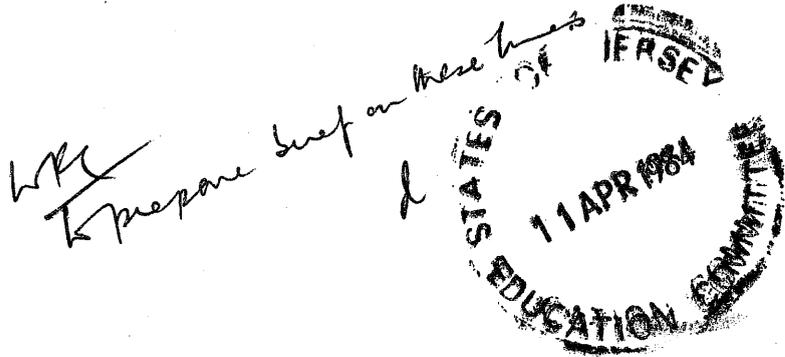
Dear Mr. Rodhouse,

'B' AND 'C' BLOCK - HIGHLANDS COLLEGE

Thank you for your letter of 19th March 1984, together with drawing number 2792/3A. You will appreciate that the arrival of these coincided with the coming of the H.M.I's and I took advantage of their presence to discuss the sketch scheme so outlined. I have had further opportunity to discuss these within the College and would want to offer the following points for consideration.

1. The 'C' block scheme has, at its basis, the replacement of existing 'C' block facilities (Art and art related subjects) and the provision of alternative workshops presently located in 'B' block (Mech.Eng, Fabrication and Plumbing) and 'J' block (Motor Vehicle engineering). The resultant drawing makes it all the more obvious that the combination of Art and Engineering, though technically possible, is not a good one. Except at considerable additional expense, it is difficult to avoid direct noise interference and a general atmosphere of workshop noise is not conducive to art related subjects.
2. The overall development was largely established on replacement of "like for like", without significant consideration of whether existing areas met either the present need or that which was likely to emerge. The H.M.I's were clear that the plan for the Motor Vehicle workshops could just about cope with the range of courses presently offered, but made no provision for body work, paint spraying and small engines development. In broad terms they said "Fine, build the new workshop and retain JI for these other functions". I believe that this would leave room for a workshop, for sub-craft general skills training, which is sadly lacking.

This suggestion does not, on reflection, pose too great a problem if it was possible to identify an alternative site for the Games Hall.
3. Given that there is force in the argument in 1 above, I would suggest that the 'C' block development should, at this stage, exclude the Art rooms which could more appropriately be included within the plans of 'B' block.



4. The re-siting of the Games Hall, other than on the 'J' block site raises the issue of whether the attendant changing accommodation was to be seen as meeting also the needs of visiting teams (other than d'Hautree, Hautlieu or ourselves) using Oakfield or whether that could be seen as requiring limited but separate facilities. If the former, then it would be possible to locate the Games Hall in 'B' block together with the student facilities, lecture theatre and art rooms. If the latter, consideration could be given to siting the Games Hall at the western end of 'A' block, either running E - W or N - S. If the latter, this could impinge on the ground plan for the new 'C' block.
5. I would wholeheartedly agree that the present proposals on administration leave much to be desired. I would prefer to abandon the plan to site the main administration in 'B' block and to retain it in 'A' block, at the price of losing one set of female toilets and A41 as teaching space, and spending some money on internal 'A' block alterations in this area.
6. The effect of this set of proposals would be to amend the design brief for 'C' block, to exclude the Art facilities and to revise the design brief for 'B' block to the following.

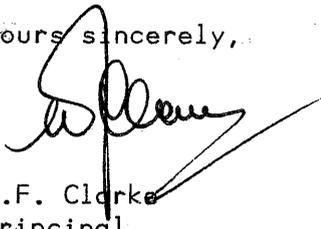
Student facilities	-	dining room
	-	kitchen
	-	2 x common rooms (not labelled "lounges"!)
	-	offices
	-	toilets
Teaching spaces	-	63 person lecture theatre
	-	4 room Art centre (perhaps on top of the lecture theatre)
	-	1 Retail Distribution teaching space and practice shop (perhaps on the student facility floor - to be near the students)
	-	Games Hall, with storage, changing and fitness rooms.

There is no difficulty over height of building since it can rise to at least three or four levels and can take in additional area to the east.

7. I appreciate that this is a major rethinking of the total scheme but the more thought given by all staff concerned the more we believe this to be the better long term solution.

I would value an opportunity to discuss these proposals with you.

Yours sincerely,



W.F. Clarke
Principal

200

Your ref: WFC/CT/478
Our ref: JSR/PAO 5/1/3

11th May, 1984

Dear Mr. Clarke,

'B' AND 'C' BLOCK PLANS

I write formally to confirm that at our meeting on 8th May you undertook to prepare a new brief for the Architect following the lines set out in your letter of 10th April.

Yours sincerely,

Director of Education

Mr. W. F. Clarke,
Principal,
HIGHLANDS COLLEGE



HIGHLANDS
ST. SAVIOUR JERSEY
TELEPHONE CENTRAL 71065

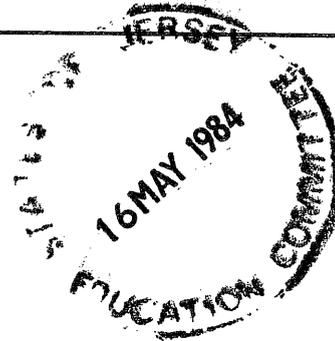
COLLEGE
CHANNEL ISLANDS
(STD CODE 0534)

PRINCIPAL W.F. CLARKE

WFC/CT/526

15th May, 1984.

Mr. J.S. Rodhouse,
Director of Education,
Education Department,
Highlands.



Dear Mr. Rodhouse,

I refer to your letter 5/1/3 of 11th May, 1984 and attach herewith two copies of a revised design brief for the development projects for 1984 and 1985 affecting 'C', 'B' and 'J' block together with appendices A - E giving some suggested details.

In addition I have provided a layout of 'A' block showing the long term utilisation of accommodation as far as we can judge it at the moment.

If the former has your approval, I would hope the Architect could proceed with the production of an overall sketch plan together with details of the 'C' block site development.

Yours sincerely,

W.F. Clarke
Principal

Enc. Design brief
Appendices A - E
Plan of 'A' Block GF, IF, 2F

EDUCATION DEPARTMENT CAPITAL PROGRAMME

Meeting with Director, Public Works Department

Wednesday 16th May, 1984, at 9.15 a.m. Public Works.

A G E N D A

A.1. Progress Report on Contracts let.

Buildings

Site	<u>Contract Value</u> <u>£/Weeks</u>	Remarks
Highlands 'College 'G' Block.	£335,321 24 Sept. 84	? One week behind.



2. Progress Report on Scheduled Works

Buildings

Site	<u>Estimated Cost</u>	Remarks
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Highlands College £620,000
'C' Block

Principal revising brief
for discussion with Director
of Education following
H.M.I. visit and comment.

Civil engineering Works



1985 Programme - Civil Engineering Works



Highlands College,
'B' Block

Possible revision with 'C' Block.

HA.

200

Our ref: JSR/PAO 5/1/3/

22nd May, 1984

Dear Mr. Bartley,

HIGHLANDS COLLEGE - 'B' and 'C' Block Development

Following our meeting to discuss Capital projects I enclosed a revised design brief for the development of 'C' and 'B' block at Highlands College referring to your drawing number 2792/3a.

If your architects wish to discuss this brief with the Principal, I shall be glad if they will make arrangements directly with Mr. Clarke.

Yours sincerely,



Director of Education

M. A. F. Bartley Esq.,
Director,
Public Building and Works,
South Hill,
ST. HELIER

c.c. Mr. W. F. Clarke

DESIGN BRIEF

'C' AND 'B' BLOCK DEVELOPMENT - HIGHLANDS COLLEGE - DRAWING 2792/3 A.

1. In general terms, the present drawing for **workshops** on the 'C' block site is acceptable. Nevertheless, the inclusion of Art related facilities within this area raises major issues of sound insulation as well as inappropriate subject associations. The architects are asked to redraft the workshop area, transferring the Art facility to the plans for the 'B' block site. It may be best to think in terms of making all of the first floor of two storey height and creating a classroom in the area of the second floor male and female toilets with access by mezzanine floor from both motor vehicle and plumbing. Thus the second floor plan might well look like the attached sketch (Appendix A).
2. The plans for the 'B' block site need major changes, on the assumption that the Administration of the College will remain based in the south eastern end of 'A' block.
 - a: On the ground floor, in the area assigned to 4 offices, it would be better to base a **retail distribution classroom**, as set out in sketch plan (Appendix B)
 - b: The area assigned for Stationery and First Aid, College Archives and part of the northern lounge can be used to provide the four offices. The "lounges" should be redesignated "student rest areas" one 31sq ft and the other, as drawn, at 46 sq ft.
 - c: Consideration should be given to relocating the stairwell through the designated Committee room/Stationery Store, First Aid. It is suggested that this would make greater coherence of the south eastern parts of both floors.
 - d: It is proposed that the Art facilities removed from the 'C' block provision should now be placed on the first floor of 'B' block, in the area of "administration" and that these should include adequate storage facilities to cover Art, Pottery and sundry crafts as detailed in Appendix C.
 - e: On the ground floor, as the students main recreation area, there is need for larger toilet facilities than those presently identified.
 - f: The College would wish to retain the Lecture theatre on the second floor, but its economical use would depend on retractable rather than fixed seating.
 - g: Because the College administration will now remain in 'A' block it will be essential to locate in the 'B' block development the following:-

Caretakers' office	200	sq.ft.
Furniture store	750	sq.ft.
Cleaners material store	200	sq.ft.

- 2 -

3. An integral part of the 1985 development plan is the provision of a Games Hall. Initial thinking on location was the present J Block site. Conditions have changed significantly and it is important that the 'J' block site is not utilised for this purpose.

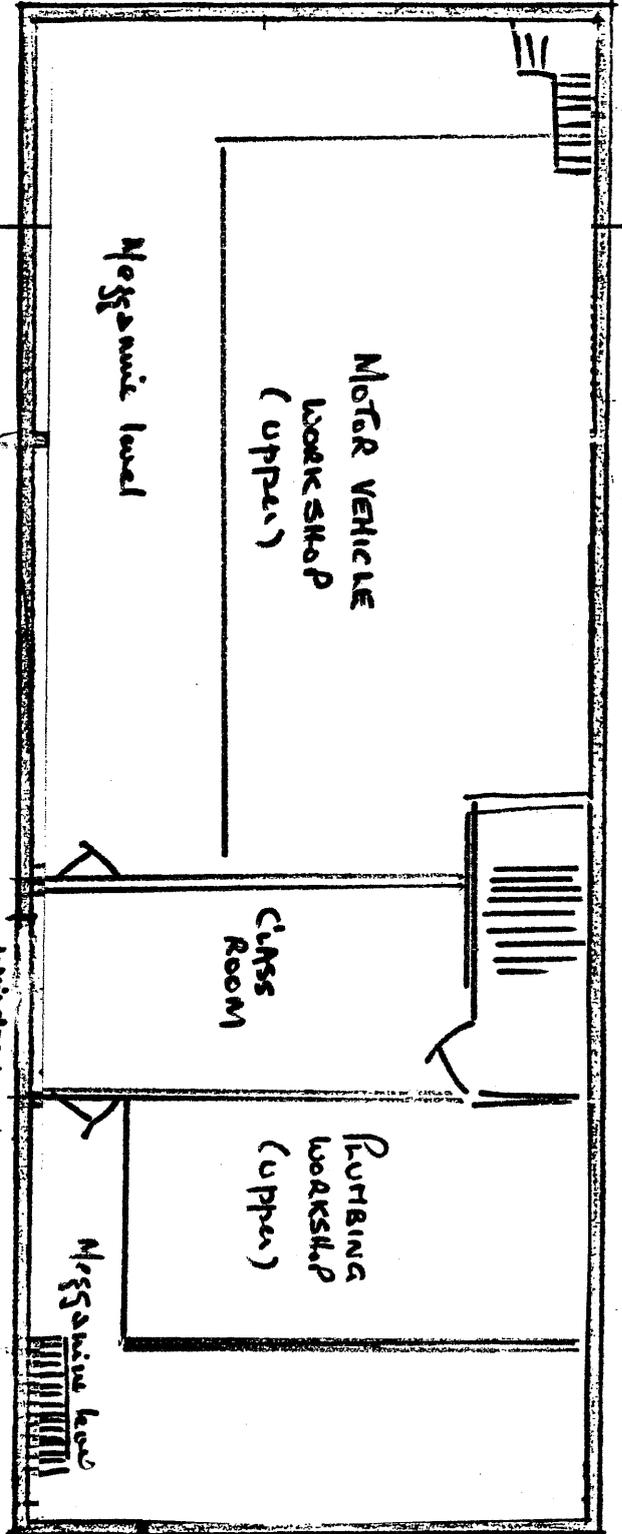
An alternative site has been identified by the P.E. Adviser (see Appendix D) and the College would recommend this provided the layout of the Hall and its ancillary facilities is appropriate for College access via the gap between 'K' block and Oakfield Industries. The requirements of a Games Hall as seen by the P.E. Adviser are set out in Appendix 'E'

4. The retention of the existing workshop on the 'J' block site is to allow part of it to be used for specialist Motor Vehicle engineering for which provision will not be made in the 'C' block site (body work and paint spraying are two such functions). The balance of the area will be designated general purpose project areas, and used for sub-craft level work, and for "heavy craft" such as upholstery. In terms of major alterations it is anticipated that one and, possibly, two dividing walls will need to be added internally to 'J' block.
5. To complete the overall plan it has been essential to look at the longer term use of 'A' block facilities, with a view to improving its basic administrative function in its service to the public. The establishment of the Adult Education administration and office in Room 42, with hatchway to the foyer is important, as is some relatively minor changes in rooms 2 and 3 - the College offices.

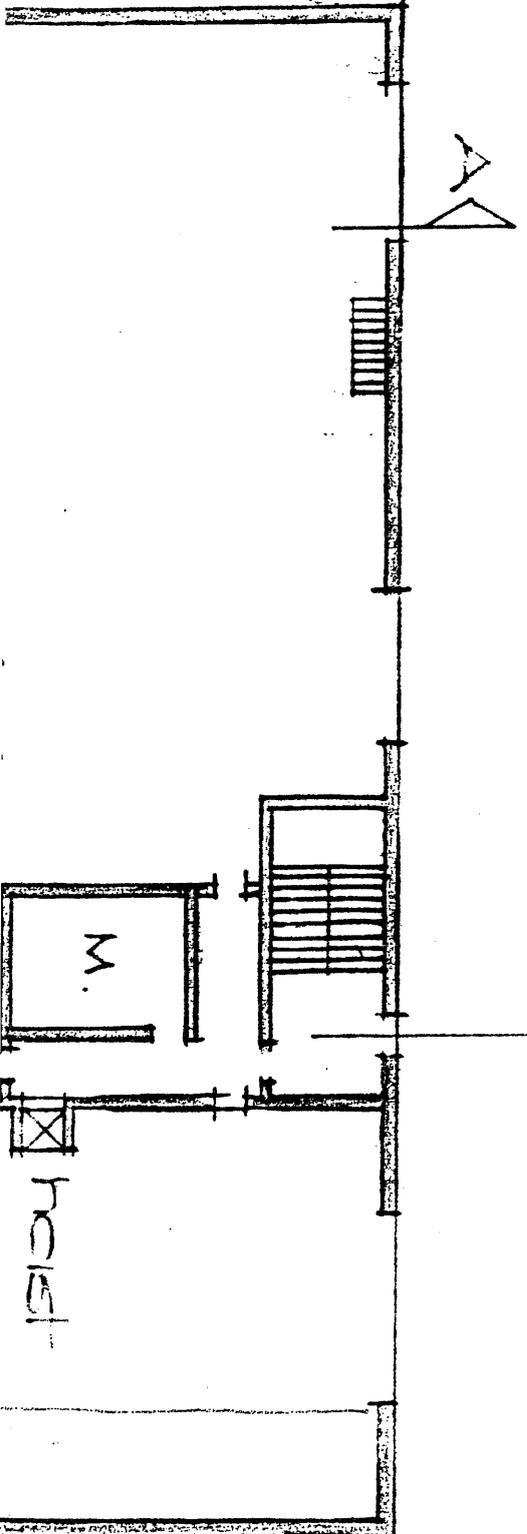
On the first floor, it is important to develop the provisions around the existing library to allow for greater use of the facilities where study is self or student centred.

(A)

SECOND FLOOR



FIRST FLOOR



Entrance from

25.81

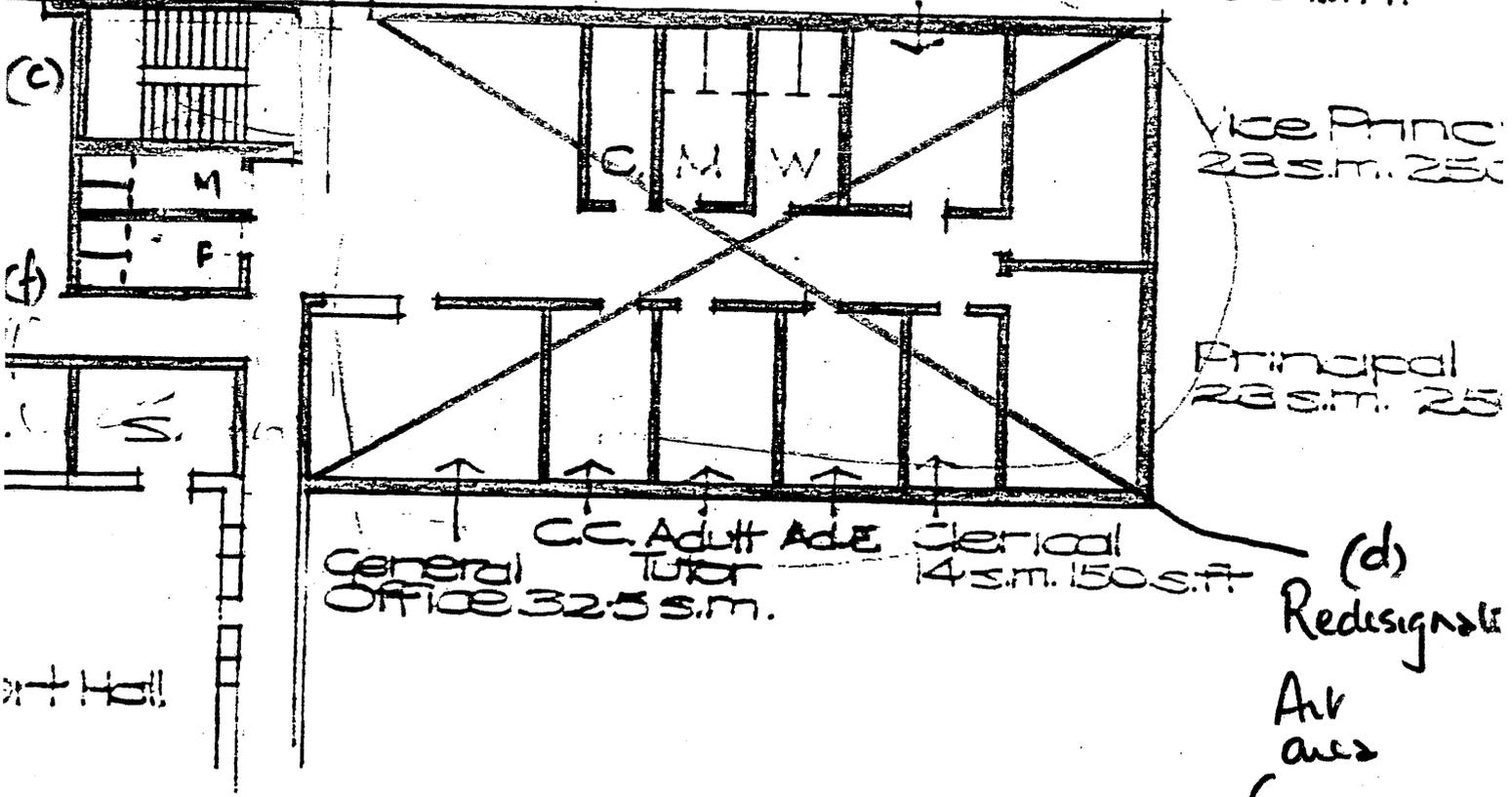
Megganite level

(B)

Entrance from Car Park

Committee Room
35.7 sqm.
388 sq. ft.

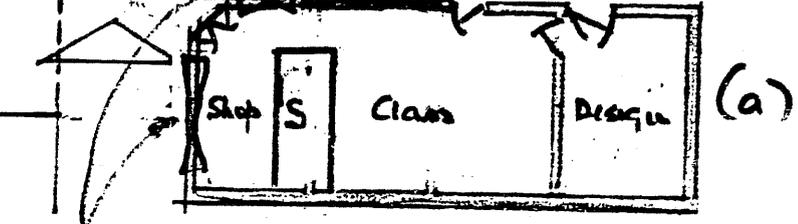
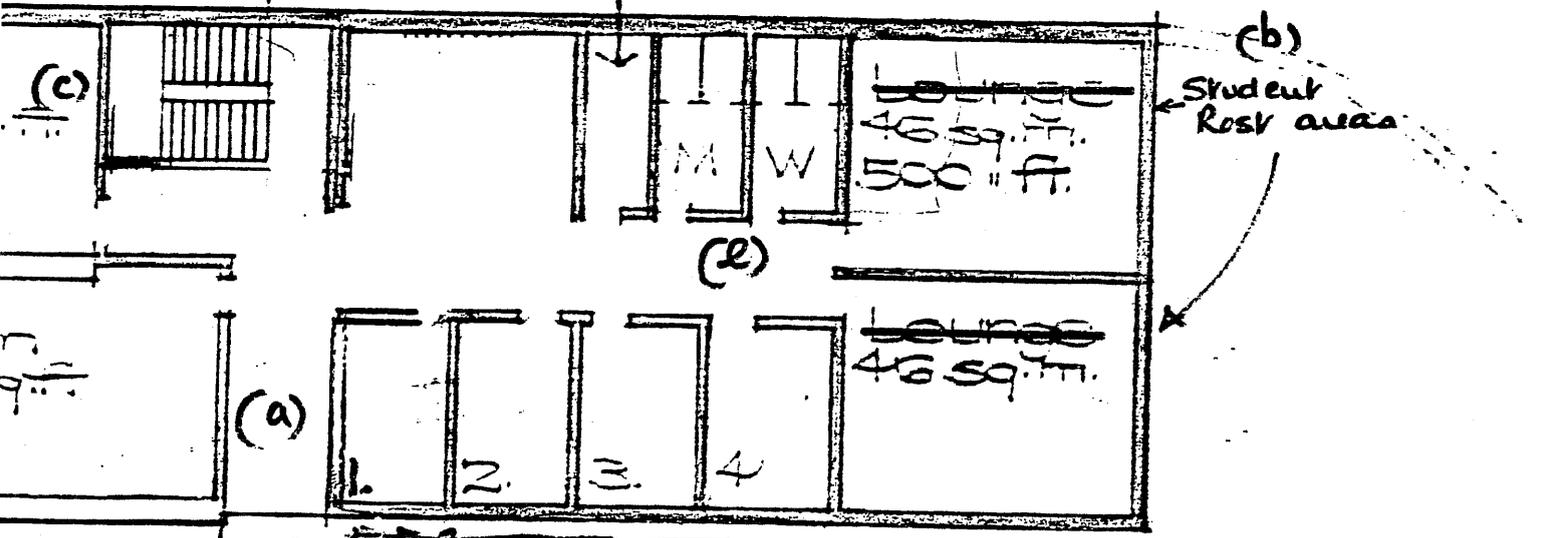
Examination
Officer
35.5 sqm. 200 sq. ft.



Stationery Store

First Aid

College Archives



B Block

Glass heated shop windows

ART RELATED FACILITIES

The College needs the following:-

(a)	1 main general art room	1000 sq.ft
(b)	1 3 dimensional work area (including kiln area)	600 sq.ft
(c)	1 Print area	175 sq.ft
(d)	1 Plaster area	175 sq.ft
(e)	1 dressmaking/needlework area	600 sq.ft.
(f)	Changing/fitting area for (a) and (e) 2 x 50	100 sq.ft
(g)	Stores associated with each area 3 x 100 (a,b,e) 2 x 50 (c,d)	400 sq.ft
		<hr/>
		3050 sq.ft
		<hr/>

The designated area available appears to be 3125 sq.ft.



Department of Public Building & Works

Box No. 412, STATES OFFICES, SOUTH HILL, ST. HELIER, JERSEY.

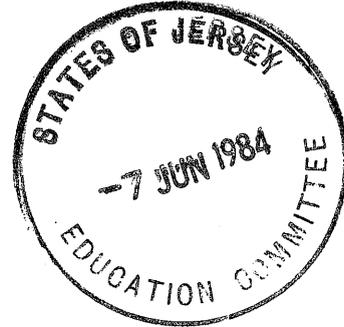
Telephone: 0534 78111. Director: M.A.F. Bartl y, B.Sc.(Eng.), C.Eng., M.I.C.E., F.I.Mun.E., M.I.W.E.S.

All correspondence to be addressed to the Director, quoting reference.

Our Ref : JHLeM/DTFB/R.51/34

Your Ref :

Mr. J.S. Rodhouse,
Director of Education,
Education Department,
Highlands,
St. Saviour



6th June 1984

Dear Mr. Rodhouse,

B & C BLOCKS, HIGHLANDS COLLEGE

I enclose two copies of Drawing No.2792/3B revised in accordance with your revised brief dated 22nd May 1984.

Item 3 of the brief deals with the provision of a Games Hall within the 1985 development.

I am very doubtful about the site suggested by the P.E. Adviser, as the area between 'K' Block and the edge of the pitch is small and to jam a Hall in this corner must be undesirable and would jeopardize light and air to 'K' Block.

I shall wait for your comments on the revised scheme.

Yours sincerely,

Principal Architect

Encs.



HIGHLANDS
ST. SAVIOUR JERSEY
TELEPHONE CENTRAL 71065

COLLEGE
CHANNEL ISLANDS
(STD CODE 0534)

PRINCIPAL W.F. CLARKE

WFC/CT/710

6th August, 1984.

Mr. J.S.Rodhouse,
Director of Education,
Education Department,
Highlands.

Dear Mr. Rodhouse,

DEVELOPMENT OF 'C' AND 'B' BLOCK

In response to your letter of 31st July 1984 I have attempted to write a draft paper setting out the reasons for change, a layman's assessment on costs using the base of the 1982 figures on which are based capital requests and, on page 3, suggested rephrasing of the programme, within the capital available.

I am very conscious of the paper's shortcomings. I hope that, after discussion on Wednesday August 8th it could take a more helpful shape.

Yours sincerely,

W.F. Clarke
Principal

DRAFT REDEVELOPMENT OF HIGHLANDS COLLEGE CAMPUS

1. The case for the redevelopment of Highlands College facilities is set out in the report and proposition (P84) lodged au Greffe on 15th June 1982, which was accepted by the States of Jersey Education Committee. The phasing of the development (Section2) and its size and costs (Section 3) have to be considered in the light of improved information on needs for specific training facilities in Jersey and the time scale of the development phases completed or in hand.

2. Thus far the programme has been:-

- a: Phase 1: to bring the various departments together on the Highlands site
- involving major redevelopment of 'G' block to provide a Catering Department and the building of an Engineering Construction area ('K' block), completed in 1980 (see 1.1)
- b: Phase 2: to extend the Construction provision by workshops for trowel trades and painting and decorating. (H block, completed and opened in Autumn 1983)
- c: Phase 3: is due for completion in September 1984, consisting of a "first floor extension of general classrooms above 'G' block (the training restaurant and kitchens)" (see 2:3)

However, by August 1984 'C' block has not been demolished nor has £45,000 been spent on renovating 'B' block. In fact the capital sum of £365,000 has been taken up almost entirely with the 'G' block extension without updating for the rise in building costs 1982-1983 nor being supplemented to cover professional fees (see last sentence of 3:5) or the demolition of 'C' block.

- d: The Education Department, the College and the Architects have been endeavouring to co-ordinate Phase 4 - 1984 (see 3.4) and Phase 5 - 1985 (see 3.5) so as to find the most efficient building programme, in terms of sequence, whilst at the same time recognising the changes in demand that the intervening 2 years has identified.

3. The factors that point to change in Phase 4 (1984) and Phase 5 (1985)

- a: Expert opinion, both of H.M.I. and Transport Engineering staff, shows that if Jersey is to train adequately in all significant areas of Transport engineering there will be need for at least 5,000 sq.ft ground area, together with mezzanine space.
- b: the idea that the four workshop areas (Mechanical engineering, Plumbing, Fabrication and Welding and Transport Engineering) can be incorporated into one building, constrained by the existing 'C' block site, is now rejected by the Architects and by the College.

Draft redevelopment of Highlands College Campus

- c: if (b) is accepted, an additional site for one or more of the workshops has to be found. The intention was to place the Fitness and Games Hall on the 'J' block site. The Education Department, the College and the Architects are agreed that it would be practicable to place this provision more appropriately on Oakfield playing field itself, thus releasing the 'J' block site for development.
- d: it is equally apparent that it is architecturally and educationally inappropriate to incorporate Art and general classrooms in workshop areas. It is proposed therefore to include 4,000 sq. ft. of building identified for these purposes in Phase 4 (3:4) in the proposed new 'B' block (Phase 5. (3:5)), with appropriate capital funds adjustment.

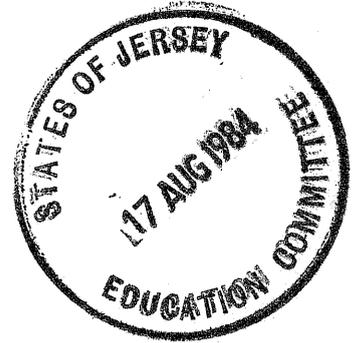
4. COSTS

- a: Phase 4 buildings and the 'B' block element of Phase 5 are all costed, in 1982, at £40 sq.ft., that is, as permanent block or brick structures. It is advised that this would be inappropriate and unnecessarily expensive for workshop areas. Experience with the building of both the Construction and Sheltered workshops clearly suggests that the Transport Engineering and Plumbing workshops (7,500 sq.ft. ground floor) could be built on the 'C' block site and Mechanical Engineering, Fabrication and Welding and a general project area (6,600 sq. ft. ground floor) on the 'J' block site. The Construction workshops ('H' block) were built to industrial standards, but without insulation, heating and specialist flooring, at just under £20 per sq.ft. (1982 prices). It would seem reasonable to cost (at 1982 prices) these proposed areas at £25 per sq.ft. to include the additional features.
- b: If the forgoing is accepted, it will leave room within the original capital estimates for the inclusion of a capital sum for major equipment for Transport Engineering.
- c: It is suggested that the Fitness and Games Hall be built to similar structural specifications as those for Grainville School. The present plans produced by the Architect (drawing No.2815/1) meet the College's requirements but at £25 per sq.ft. are likely to cost £265,000 rather than £180,000 and still not make £20,000 provision for essential fixtures and fittings.



EDUCATION COMMITTEE

16th August, 1984.



Capital
Estimates
1985.
835/4/1(85)

D. of E. ✓
T.O.S.
E.A.
C.I.Aud.
S.F.E.C.

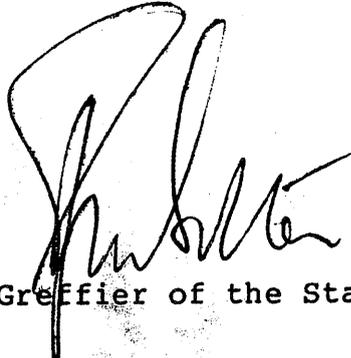
BS ✓

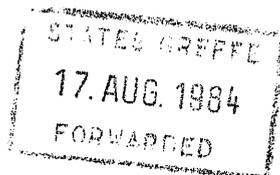
FO.

The Committee, with reference to its Act No. 7 of 18th July, 1984, recalled that, in pursuance of Article 15 of the Public Finances (Administration) (Jersey) Law, 1967, as amended, it had approved an item of £540,000 within its estimates of capital expenditure for 1985 in respect of Highlands College "B" Block replacement and games hall.

The Committee was informed that due to adjustments to the Highlands Development Programme, £140,000 of the sum of £620,000 allocated for capital expenditure in 1984 in respect of the development of "C" Block, Highlands College, would not need to be spent in 1984, and the Treasurer of the States had agreed that this sum could be carried forward to 1985 towards the capital expenditure requirement for Highlands in that year and that the estimate for 1985 could therefore be reduced from £540,000 to £400,000.

The Committee approved the aforementioned course of action and in pursuance of Article 15 of the Public Finances (Administration) (Jersey) Law, 1967, as amended, approved its estimate of capital expenditure for 1985 in respect of Highlands College "B" Block replacement and games hall in the sum of £400,000 and directed the Greffier of the States to send a copy of this Act to the Finance and Economics Committee accordingly.


Greffier of the States.





Department of Public Building & Works

Box No. 412, STATES OFFICES, SOUTH HILL, ST. HELIER, JERSEY.

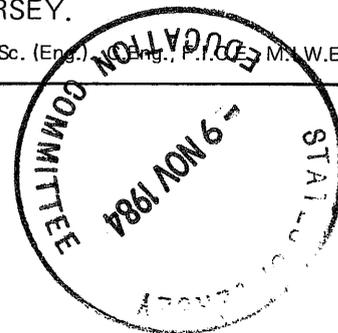
Telephone: 0534 78111.

Director: M.A.F. Bartley, B.Sc. (Eng.) M.Eng., P.I.C.E., M.I.W.E.S.

All correspondence to be addressed to the Director, quoting reference.

Our Ref : LG/MR/R4/2/1

Your Ref :



9th November 1984

J. Rodhouse Esq., M.A.,
Director of Education,
P.O. Box 142,
Highlands,
St. Saviour,
Jersey.

Dear Mr Rodhouse,

Highlands College Development

Enclosed is a copy of drawing No. 2756/1 showing the siting of the replacement buildings for B, C and J Block and the new Games and Fitness Centre.

I have also indicated the buildings which are to be demolished, and would like you to confirm that the area which will become available at the north end of A block could be used as a builders compound, whilst C block was being constructed, and that the builders access would be via the road running parallel with the front of A block.

If the drawing meets with your approval I shall submit it, on your behalf, to the Island Development Committee for planning approval.

Yours sincerely,

PRINCIPAL ARCHITECT

Enc.