

Option 8: New Build on Les Quennevais Precinct.

Existing Site:

Option 8 was to review the development potential of the precinct area of Red Houses, which is a mixture of commercial and residential. This proposal was excluded at an early stage due to the financial and the logistical issue of purchase and relocation costs.

Advantages:

- Would fully comply with BB98 and Education concept brief requirements (for constrained site)
- No temporary accommodation would be required.
- No need for phased building
- No disruption to current School
- Good transport links, footpath, vehicle, buses etc

Disadvantages:

- Major cost of purchasing land in private ownership
- Additional cost and relocation issues with having to provide an alternative retail area for the immediate community, and for the west of the island.
- Not cost effective to demolish and rebuild.

Option 9: Extension/Refurbishment of Existing School (with £7.5m budget)



Option 9: Extension/Refurbishment of Existing School (with £7.5m budget)

Existing Site:

An option that needs consideration to identify what works could be carried out using the allocated budget of £7.5m available from MTFP.

Based on the cost estimates prepared by Colin Smith Partnership (included in Section 13.0 of this report) the following works could be carried out:

Approximately 3,363m² of the School can be refurbished (just under half the main building).

Or

Approximately 2,293m² of the School can be extended.

Or

New build to replace the temporary accommodation and remaining refurbishment would mean 500m² of new build and 2,630m² of refurbishment.

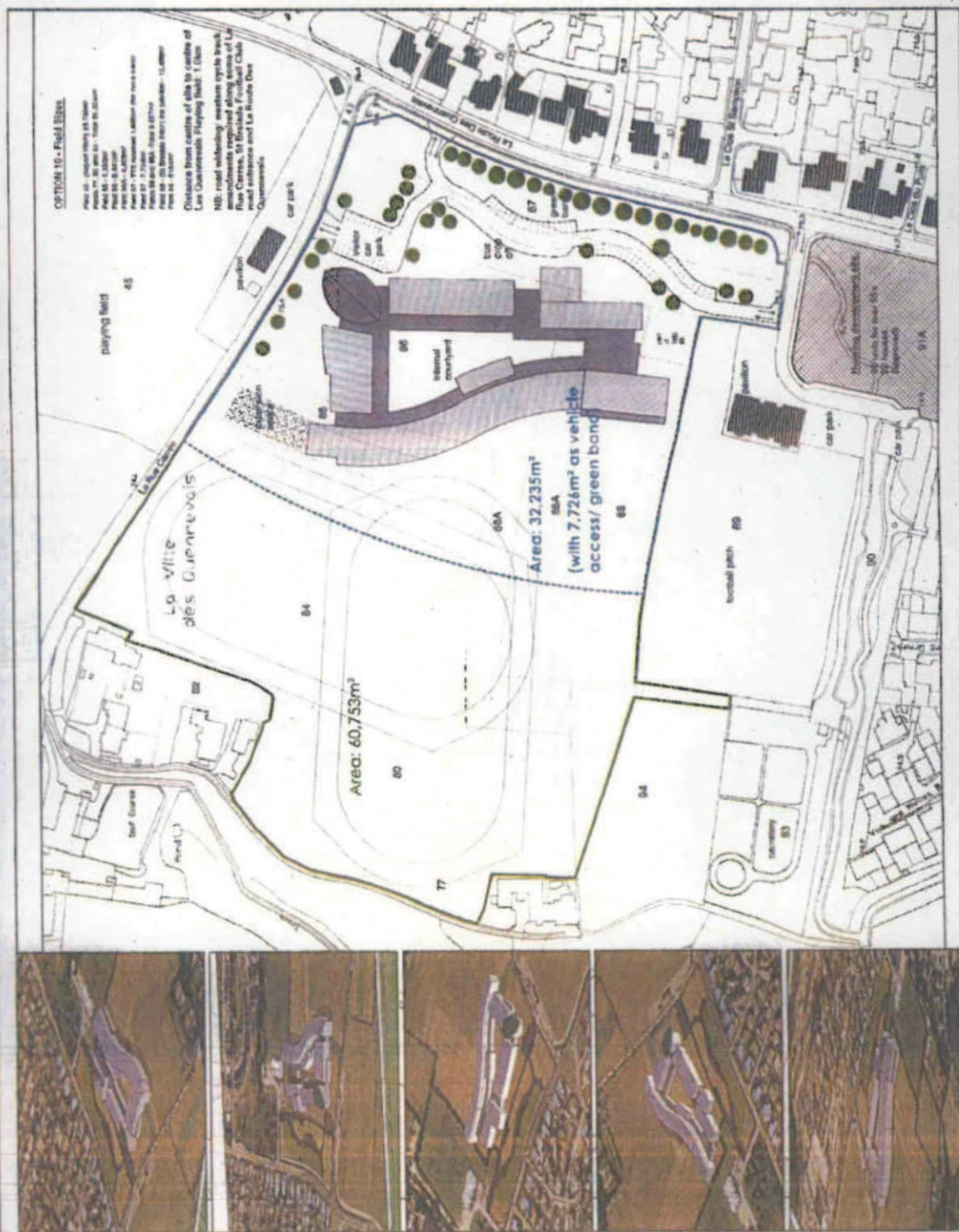
This would fall some way short of providing the accommodation schedule requirements.

Advantages:

- Thermal improvements in areas of new work
- Aesthetical improvements in areas of new work
- Removal of portacabins improvement of play area

Disadvantages:

- Still does not meet the needs of BB98 or Educations Brief.
- Major disruption to School
- Phased works required
- Loss of public library for a period of time
- Asbestos removal required, with its costs and safety issues.
- Some decant will required to temporary accommodation.
- High maintenance and running costs in areas of no improvements



Option 10 : New Build on Different Site - Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94

Existing Site:

Following a meeting between the ESC and Planning Ministers on 14th June 2013 the Planning team proposed another alternative, Option 10, which would be the land to the north of St Breiades football pitch and the cemetery, this being Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94. Whilst most of this land is privately owned, there is a small amount within States ownership adjacent the main road.

To the north of the site is La Rue Carree (a primary route highlighted in the Island), to the east is the cycle track along La Route des Quennevais and to the West a few residential units, fields and further on Creepy Valley and Les Ormes Sports Complex.

Although the land is not States owned, this site does have significant benefits. Easy access for pupils from the south can be achieved by foot or bicycle using the western cycle track. Car parking and the school bus service can be provided for (to allow the school brief requirements of a minimum 80 parking spaces and 10-12 buses)

The site falls in the Green Zone area of the Island Plan, and also partially within the Regeneration Zone. Rezoning of this land would have to be sought and approval by Planning.

Consideration should be given as to whether a full sports facility is provided within this development or if the existing Les Quennevais Sports Complex continues to provide some or all of the Schools Physical Education needs. A cost comparison of this is shown as Option 10a in Section 13.0 -cost estimates.

If option 10 or 10a is to be pursued, this needs to be clearly identified and presented to the States in the third/ fourth quarter of 2013 for its consideration and inclusion in the 2014 Island Plan.



Advantages:

- Would fully comply with B998 and Education concept brief requirements
- No temporary accommodation would be required.
- No need for phased building
- No disruption to current School
- Playing fields remain in use, giving the school the option of utilising neighbouring sports facilities.
- Reduce maintenance and running costs.
- Good transport links (pedestrian, bicycle, vehicles and buses). - TTS consider this to be an acceptable solution
- Future extendibility of the school (for vocational studies etc)
- Option 10a would furthermore increase the sporting provision in the west of the island, and benefit the island as a whole.

Disadvantages:

- Land purchase - possible compulsory purchase of fields.
- Rezoning required in the Island Plan
- Distance to Les Quennevais Sports facilities (1km) does provide school supervision issues if pupils are to walk to the current facilities.

A full Environmental Impact Assessment (EIA) and Public enquiry process will be required, to include a DFT Transport Assessment, a traffic plan, an Archaeological report and a desk-based assessment study.

13.0 Cost Estimates

Several of the preferred options were chosen, and cost estimates prepared by Colin Smith Partnership.

Option 2a - New Build Lee Queensway Playing Fields NE Site

Ref.	Description	Quantity	Unit	Cost per m2	Total
1	New school buildings	13,348 m2		£ 2,200	£ 29,365,600
2	External works etc				
	Hard landscaping	13,200 m2		£ 120	£ 1,584,000
	Fencing	400 m		£ 150	£ 60,000
	Drainage - surface water				
	Drainage - foul				
	External lighting - water				
	External lighting - other				
	External lighting - telecoms				
	Sub-total				£ 1,644,000
3	Car park and new lay by	3,070 m2		£ 100	£ 307,000
4	Recreational cycle track	250 m		£ 200	£ 50,000
5	Recreational play area				
	Recreational play area	500 m2		£ 2,200	£ 1,100,000
6	Recreational play area	8 m		£ 40,000	£ 320,000
7	Tennis courts and footpaths	140 m2		£ 1,800	£ 252,000
8	Tennis courts	140 m2		£ 1,800	£ 252,000
9	General landscaping				
	General landscaping	100 m2		£ 1,800	£ 180,000
10	Accessories to existing paths				
	Accessories to existing paths				
11	Works to existing paths				
12	General demolition and site clearance				
	General demolition and site clearance	100 m2		£ 2,200	£ 220,000
	Contingencies				
	Contingencies				
	TOTAL BUILD COST AT APRIL 2013				£ 29,365,600
	Professional and Planning Fees				
	Professional and Planning Fees				
	Fees, Furniture and Equipment				
	Fees, Furniture and Equipment				
	Property holding miscellaneous costs				
	Property holding miscellaneous costs				
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 29,365,600
	Exclusions				
	Exclusions				
	Removal of existing school				
	Removal of existing school				
	OS				

Option 4 - Partial New Build and Refurbishment on Existing School Site

Ref.	Description	Quantity	Unit	Cost per m2	Total
1	New school buildings	3,297 m2		£ 2,200	£ 7,253,400
2	Refurbish existing school	7,037 m2		£ 1,000	£ 7,037,000
3	External works etc				
	Hard landscaping	250 m2		£ 120	£ 30,000
	Drainage - surface water				
	Drainage - foul				
	External lighting - water				
	External lighting - other				
	External lighting - telecoms				
	Sub-total				£ 30,000
4	Temporary Classrooms				
	Temporary Classrooms				
	Contingencies				
	Contingencies				
	TOTAL BUILD COST AT APRIL 2013				£ 14,320,400
	Professional and Planning Fees				
	Professional and Planning Fees				
	Fees, Furniture and Equipment (cost as new build)				
	Fees, Furniture and Equipment (cost as new build)				
	Property holding miscellaneous costs				
	Property holding miscellaneous costs				
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 14,320,400
	Exclusions				
	Exclusions				
	Bridge to playing fields				
	Bridge to playing fields				
	OS				

Option 5 - Remove Temporary Classrooms, Extend School, Refurb School Max. Cost £7.9 million

Ref.	Description	Quantity	Unit	Cost per m2	Total
1	New school buildings	500 m2		£ 2,200	£ 1,100,000
2	Refurbish existing school	2,630 m2		£ 1,500	£ 3,945,000
3	External works etc				
	Hard landscaping	100 m2		£ 120	£ 12,000
	Drainage - surface water				
	Drainage - foul				
	External lighting - water				
	External lighting - other				
	External lighting - telecoms				
	Sub-total				£ 12,000
4	Remove Temporary Classrooms				
	Remove Temporary Classrooms				
	Contingencies				
	Contingencies				
	TOTAL BUILD COST AT APRIL 2013				£ 5,057,000
	Professional and Planning Fees				
	Professional and Planning Fees				
	Fees, Furniture and Equipment				
	Fees, Furniture and Equipment				
	Property holding miscellaneous costs				
	Property holding miscellaneous costs				
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 5,057,000
	Exclusions				
	Exclusions				
	Bridge to playing fields				
	Bridge to playing fields				
	OS				

Demolition and asbestos removal costs for existing school

Ref.	Description	Quantity	Unit	Cost per m2	Total
1	Existing school area	7,037 m2		£ 100	£ 703,700
2	Asbestos removal				
	Asbestos removal				
	Demolition of old school, remove foundations	10,054 m2		£ 30	£ 301,620
	External works etc				
	Remove Temporary Classrooms				
	Retain former area as working space				
	Sub-total				£ 1,005,320
	Contingencies				
	Contingencies				
	TOTAL BUILD COST AT APRIL 2013				£ 1,005,320
	Fees etc				
	Fees etc				
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 1,005,320
	Exclusions				
	Exclusions				
	Bridge to playing fields				
	Bridge to playing fields				
	OS				

14.0 Timescale/ Programme

If the proposed new build is endorsed by the Education Sport and Culture Minister, design work for the proposed scheme could commence during the final quarter of 2013/ first quarter of 2014, for construction to start in 2016. The scale of temporary accommodation to be provided will be dependent upon the scope of work to be undertaken, at this time no temporary's are envisaged. It is hoped that the existing buildings will be able to be modified to provide the curriculum during the next three years. The construction work is likely to take between 18-24 months giving a completion date towards the end of 2015.

Although the proposed brief accommodates a pupil population of 750 (extended to 825), the current number is around 750. Given the areas available, it should be possible to provide temporary decant facilities within the existing buildings subject to numbers and the question of the joint community library facility remaining.

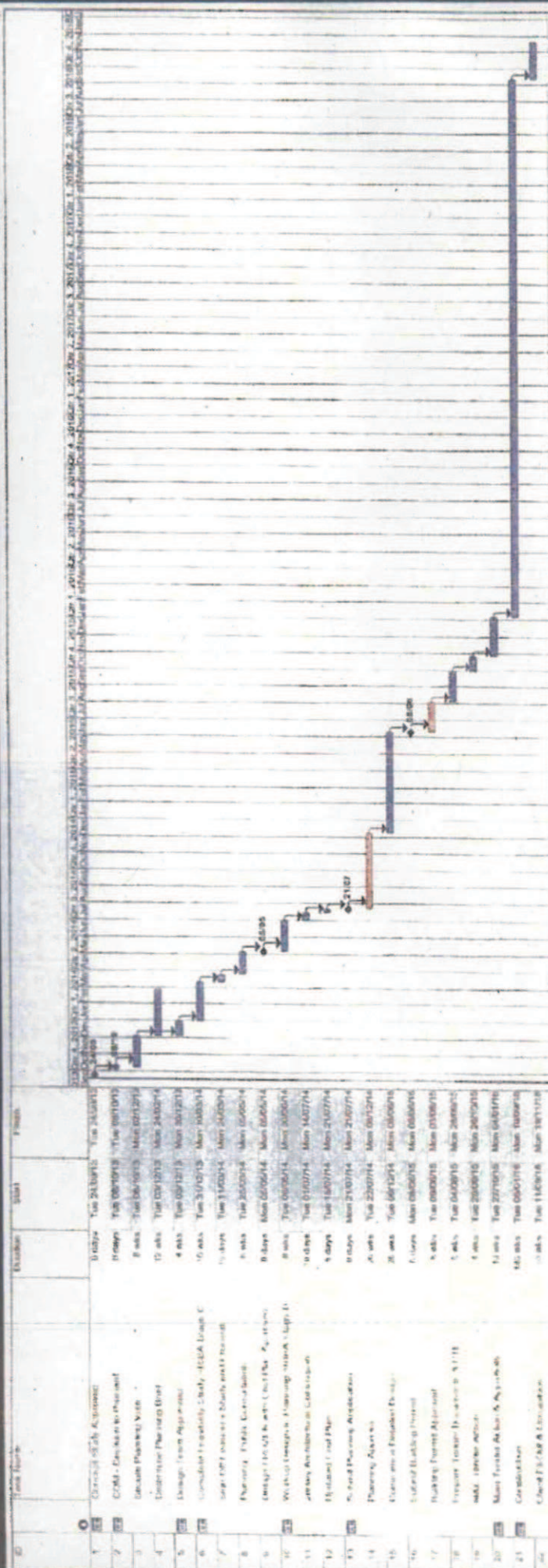
Design work could commence in 2013, for a construction commencement date in 2016. These dates could be brought forward should earlier funding be available. The construction period for a refurbishment project is likely to be considerably longer than the equivalent new build as the contract will have to have sectional completion to avoid the need to provide costly temporary decant facilities. This could take up to three to four years to complete.

Option 10 - New Build on Fields 88, 89, 90 (includes new Playing Field)

Item	Description	Quantity	Unit	Cost per unit	Total
1	New School buildings (includes Sports Hall)	10,363 m ²	m ²	£ 2,220	£ 24,116,600
2	External works etc	4,000 m ²	m ²	£ 120	£ 480,000
	Play area of courts/parks	2,800 m ²	m ²	£ 140	£ 392,000
	Access roads and parking	2,000 m ²	m ²	£ 100	£ 200,000
	Fencing	1,500 m ²	m ²	£ 80	£ 120,000
	Soft landscaped areas	1,500 m ²	m ²	£ 80	£ 120,000
	Drainage - surface water	1,500 m ²	m ²	£ 80	£ 120,000
	Drainage - sewer	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - water	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - sewer	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - telecoms	1,500 m ²	m ²	£ 80	£ 120,000
	New sub-station	1,500 m ²	m ²	£ 80	£ 120,000
	Sub-total				£ 26,317,740
3	Main school improvements	100,000	any	£ 100	£ 100,000
4	La Rue Carree improvements	50,000	any	£ 50	£ 50,000
5	Cycle track improvements	25,000	any	£ 25	£ 25,000
6	General decantation and new decantation	40,000	any	£ 40	£ 40,000
	Contingency				£ 27,152,600
	Sub-total				£ 27,152,600
	TOTAL BUILD COST AT APRIL 2013				£ 28,350,340
	Professional and Planning Fees			15.0%	£ 4,252,551
	Fittings, Furniture and Equipment (% of Building Cost)			4.5%	£ 1,275,765
	Programme, Building and other related costs			11.0%	£ 3,118,537
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 32,996,193
	Exclusions				
	Land purchase				
	Demolition of existing school				
	Inflation				
	GST				

Option 10a - New Build on Fields 77, 80, 84, 85, 86, 87, 88 (includes new Playing Field)

Item	Description	Quantity	Unit	Cost per unit	Total
1	New School buildings (includes Sports Hall)	10,363 m ²	m ²	£ 2,220	£ 24,116,600
2	External works etc	4,000 m ²	m ²	£ 120	£ 480,000
	Play area of courts/parks	2,800 m ²	m ²	£ 140	£ 392,000
	Access roads and parking	2,000 m ²	m ²	£ 100	£ 200,000
	Fencing	1,500 m ²	m ²	£ 80	£ 120,000
	Soft landscaped areas	1,500 m ²	m ²	£ 80	£ 120,000
	New playing field	1,500 m ²	m ²	£ 80	£ 120,000
	Drainage - surface water	1,500 m ²	m ²	£ 80	£ 120,000
	Drainage - sewer	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - water	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - sewer	1,500 m ²	m ²	£ 80	£ 120,000
	External Services - telecoms	1,500 m ²	m ²	£ 80	£ 120,000
	New sub-station	1,500 m ²	m ²	£ 80	£ 120,000
	Sub-total				£ 26,317,740
3	Main school improvements	100,000	any	£ 100	£ 100,000
4	La Rue Carree improvements	50,000	any	£ 50	£ 50,000
5	Cycle track improvements	25,000	any	£ 25	£ 25,000
6	General decantation and new decantation	40,000	any	£ 40	£ 40,000
	Contingency				£ 27,152,600
	TOTAL BUILD COST AT APRIL 2013				£ 32,996,193
	Professional and Planning Fees			15.0%	£ 4,949,329
	Fittings, Furniture and Equipment (% of Building Cost)			4.5%	£ 1,485,328
	Programme, Building and other related costs			11.0%	£ 3,629,214
	TOTAL COST INCLUDING FEES ETC AT APRIL 2013				£ 43,060,044
	Exclusions				
	Land purchase				
	Demolition of existing school				
	Inflation				
	GST				



Task	Start	End	Duration	Progress	Summary	Task
1. Design Final Agreement	2014-01-01	2014-03-31	90 days	100%	Task 1: Design Final Agreement	1
2. Construction of the 1000 MW	2014-04-01	2014-06-30	90 days	100%	Task 2: Construction of the 1000 MW	2
3. Construction of the 2000 MW	2014-07-01	2014-09-30	90 days	100%	Task 3: Construction of the 2000 MW	3
4. Construction of the 3000 MW	2014-10-01	2014-12-31	90 days	100%	Task 4: Construction of the 3000 MW	4
5. Construction of the 4000 MW	2015-01-01	2015-03-31	90 days	100%	Task 5: Construction of the 4000 MW	5
6. Construction of the 5000 MW	2015-04-01	2015-06-30	90 days	100%	Task 6: Construction of the 5000 MW	6
7. Construction of the 6000 MW	2015-07-01	2015-09-30	90 days	100%	Task 7: Construction of the 6000 MW	7
8. Construction of the 7000 MW	2015-10-01	2015-12-31	90 days	100%	Task 8: Construction of the 7000 MW	8
9. Construction of the 8000 MW	2016-01-01	2016-03-31	90 days	100%	Task 9: Construction of the 8000 MW	9
10. Construction of the 9000 MW	2016-04-01	2016-06-30	90 days	100%	Task 10: Construction of the 9000 MW	10
11. Construction of the 10000 MW	2016-07-01	2016-09-30	90 days	100%	Task 11: Construction of the 10000 MW	11
12. Construction of the 11000 MW	2016-10-01	2016-12-31	90 days	100%	Task 12: Construction of the 11000 MW	12
13. Construction of the 12000 MW	2017-01-01	2017-03-31	90 days	100%	Task 13: Construction of the 12000 MW	13
14. Construction of the 13000 MW	2017-04-01	2017-06-30	90 days	100%	Task 14: Construction of the 13000 MW	14
15. Construction of the 14000 MW	2017-07-01	2017-09-30	90 days	100%	Task 15: Construction of the 14000 MW	15
16. Construction of the 15000 MW	2017-10-01	2017-12-31	90 days	100%	Task 16: Construction of the 15000 MW	16
17. Construction of the 16000 MW	2018-01-01	2018-03-31	90 days	100%	Task 17: Construction of the 16000 MW	17
18. Construction of the 17000 MW	2018-04-01	2018-06-30	90 days	100%	Task 18: Construction of the 17000 MW	18
19. Construction of the 18000 MW	2018-07-01	2018-09-30	90 days	100%	Task 19: Construction of the 18000 MW	19
20. Construction of the 19000 MW	2018-10-01	2018-12-31	90 days	100%	Task 20: Construction of the 19000 MW	20
21. Construction of the 20000 MW	2019-01-01	2019-03-31	90 days	100%	Task 21: Construction of the 20000 MW	21
22. Construction of the 21000 MW	2019-04-01	2019-06-30	90 days	100%	Task 22: Construction of the 21000 MW	22
23. Construction of the 22000 MW	2019-07-01	2019-09-30	90 days	100%	Task 23: Construction of the 22000 MW	23
24. Construction of the 23000 MW	2019-10-01	2019-12-31	90 days	100%	Task 24: Construction of the 23000 MW	24
25. Construction of the 24000 MW	2020-01-01	2020-03-31	90 days	100%	Task 25: Construction of the 24000 MW	25
26. Construction of the 25000 MW	2020-04-01	2020-06-30	90 days	100%	Task 26: Construction of the 25000 MW	26
27. Construction of the 26000 MW	2020-07-01	2020-09-30	90 days	100%	Task 27: Construction of the 26000 MW	27
28. Construction of the 27000 MW	2020-10-01	2020-12-31	90 days	100%	Task 28: Construction of the 27000 MW	28
29. Construction of the 28000 MW	2021-01-01	2021-03-31	90 days	100%	Task 29: Construction of the 28000 MW	29
30. Construction of the 29000 MW	2021-04-01	2021-06-30	90 days	100%	Task 30: Construction of the 29000 MW	30
31. Construction of the 30000 MW	2021-07-01	2021-09-30	90 days	100%	Task 31: Construction of the 30000 MW	31
32. Construction of the 31000 MW	2021-10-01	2021-12-31	90 days	100%	Task 32: Construction of the 31000 MW	32
33. Construction of the 32000 MW	2022-01-01	2022-03-31	90 days	100%	Task 33: Construction of the 32000 MW	33
34. Construction of the 33000 MW	2022-04-01	2022-06-30	90 days	100%	Task 34: Construction of the 33000 MW	34
35. Construction of the 34000 MW	2022-07-01	2022-09-30	90 days	100%	Task 35: Construction of the 34000 MW	35
36. Construction of the 35000 MW	2022-10-01	2022-12-31	90 days	100%	Task 36: Construction of the 35000 MW	36
37. Construction of the 36000 MW	2023-01-01	2023-03-31	90 days	100%	Task 37: Construction of the 36000 MW	37
38. Construction of the 37000 MW	2023-04-01	2023-06-30	90 days	100%	Task 38: Construction of the 37000 MW	38
39. Construction of the 38000 MW	2023-07-01	2023-09-30	90 days	100%	Task 39: Construction of the 38000 MW	39
40. Construction of the 39000 MW	2023-10-01	2023-12-31	90 days	100%	Task 40: Construction of the 39000 MW	40
41. Construction of the 40000 MW	2024-01-01	2024-03-31	90 days	100%	Task 41: Construction of the 40000 MW	41
42. Construction of the 41000 MW	2024-04-01	2024-06-30	90 days	100%	Task 42: Construction of the 41000 MW	42
43. Construction of the 42000 MW	2024-07-01	2024-09-30	90 days	100%	Task 43: Construction of the 42000 MW	43
44. Construction of the 43000 MW	2024-10-01	2024-12-31	90 days	100%	Task 44: Construction of the 43000 MW	44
45. Construction of the 44000 MW	2025-01-01	2025-03-31	90 days	100%	Task 45: Construction of the 44000 MW	45
46. Construction of the 45000 MW	2025-04-01	2025-06-30	90 days	100%	Task 46: Construction of the 45000 MW	46
47. Construction of the 46000 MW	2025-07-01	2025-09-30	90 days	100%	Task 47: Construction of the 46000 MW	47
48. Construction of the 47000 MW	2025-10-01	2025-12-31	90 days	100%	Task 48: Construction of the 47000 MW	48
49. Construction of the 48000 MW	2026-01-01	2026-03-31	90 days	100%	Task 49: Construction of the 48000 MW	49
50. Construction of the 49000 MW	2026-04-01	2026-06-30	90 days	100%	Task 50: Construction of the 49000 MW	50
51. Construction of the 50000 MW	2026-07-01	2026-09-30	90 days	100%	Task 51: Construction of the 50000 MW	51
52. Construction of the 51000 MW	2026-10-01	2026-12-31	90 days	100%	Task 52: Construction of the 51000 MW	52
53. Construction of the 52000 MW	2027-01-01	2027-03-31	90 days	100%	Task 53: Construction of the 52000 MW	53
54. Construction of the 53000 MW	2027-04-01	2027-06-30	90 days	100%	Task 54: Construction of the 53000 MW	54
55. Construction of the 54000 MW	2027-07-01	2027-09-30	90 days	100%	Task 55: Construction of the 54000 MW	55
56. Construction of the 55000 MW	2027-10-01	2027-12-31	90 days	100%	Task 56: Construction of the 55000 MW	56
57. Construction of the 56000 MW	2028-01-01	2028-03-31	90 days	100%	Task 57: Construction of the 56000 MW	57
58. Construction of the 57000 MW	2028-04-01	2028-06-30	90 days	100%	Task 58: Construction of the 57000 MW	58
59. Construction of the 58000 MW	2028-07-01	2028-09-30	90 days	100%	Task 59: Construction of the 58000 MW	59
60. Construction of the 59000 MW	2028-10-01	2028-12-31	90 days	100%	Task 60: Construction of the 59000 MW	60
61. Construction of the 60000 MW	2029-01-01	2029-03-31	90 days	100%	Task 61: Construction of the 60000 MW	61
62. Construction of the 61000 MW	2029-04-01	2029-06-30	90 days	100%	Task 62: Construction of the 61000 MW	62
63. Construction of the 62000 MW	2029-07-01	2029-09-30	90 days	100%	Task 63: Construction of the 62000 MW	63
64. Construction of the 63000 MW	2029-10-01	2029-12-31	90 days	100%	Task 64: Construction of the 63000 MW	64
65. Construction of the 64000 MW	2030-01-01	2030-03-31	90 days	100%	Task 65: Construction of the 64000 MW	65
66. Construction of the 65000 MW	2030-04-01	2030-06-30	90 days	100%	Task 66: Construction of the 65000 MW	66
67. Construction of the 66000 MW	2030-07-01	2030-09-30	90 days	100%	Task 67: Construction of the 66000 MW	67
68. Construction of the 67000 MW	2030-10-01	2030-12-31	90 days	100%	Task 68: Construction of the 67000 MW	68
69. Construction of the 68000 MW	2031-01-01	2031-03-31	90 days	100%	Task 69: Construction of the 68000 MW	69
70. Construction of the 69000 MW	2031-04-01	2031-06-30	90 days	100%	Task 70: Construction of the 69000 MW	70
71. Construction of the 70000 MW	2031-07-01	2031-09-30	90 days	100%	Task 71: Construction of the 70000 MW	71
72. Construction of the 71000 MW	2031-10-01	2031-12-31	90 days	100%	Task 72: Construction of the 71000 MW	72
73. Construction of the 72000 MW	2032-01-01	2032-03-31	90 days	100%	Task 73: Construction of the 72000 MW	73
74. Construction of the 73000 MW	2032-04-01	2032-06-30	90 days	100%	Task 74: Construction of the 73000 MW	74
75. Construction of the 74000 MW	2032-07-01	2032-09-30	90 days	100%	Task 75: Construction of the 74000 MW	75
76. Construction of the 75000 MW	2032-10-01	2032-12-31	90 days	100%	Task 76: Construction of the 75000 MW	76
77. Construction of the 76000 MW	2033-01-01	2033-03-31	90 days	100%	Task 77: Construction of the 76000 MW	77
78. Construction of the 77000 MW	2033-04-01	2033-06-30	90 days	100%	Task 78: Construction of the 77000 MW	78
79. Construction of the 78000 MW	2033-07-01	2033-09-30	90 days	100%	Task 79: Construction of the 78000 MW	79
80. Construction of the 79000 MW	2033-10-01	2033-12-31	90 days	100%	Task 80: Construction of the 79000 MW	80
81. Construction of the 80000 MW	2034-01-01	2034-03-31	90 days	100%	Task 81: Construction of the 80000 MW	81
82. Construction of the 81000 MW	2034-04-01	2034-06-30	90 days	100%	Task 82: Construction of the 81000 MW	82
83. Construction of the 82000 MW	2034-07-01	2034-09-30	90 days	100%	Task 83: Construction of the 82000 MW	83
84. Construction of the 83000 MW	2034-10-01	2034-12-31	90 days	100%	Task 84: Construction of the 83000 MW	84
85. Construction of the 84000 MW	2035-01-01	2035-03-31	90 days	100%	Task 85: Construction of the 84000 MW	85
86. Construction of the 85000 MW	2035-04-01	2035-06-30	90 days	100%	Task 86: Construction of the 85000 MW	86
87. Construction of the 86000 MW	2035-07-01	2035-09-30	90 days	100%	Task 87: Construction of the 86000 MW	87
88. Construction of the 87000 MW	2035-10-01	2035-12-31	90 days	100%	Task 88: Construction of the 87000 MW	88
89. Construction of the 88000 MW	2036-01-01	2036-03-31	90 days	100%	Task 89: Construction of the 88000 MW	89
90. Construction of the 89000 MW	2036-04-01	2036-06-30	90 days	100%	Task 90: Construction of the 89000 MW	90
91. Construction of the 90000 MW	2036-07-01	2036-09-30	90 days	100%	Task 91: Construction of the 90000 MW	91
92. Construction of the 91000 MW	2036-10-01	2036-12-31	90 days	100%	Task 92: Construction of the 91000 MW	92
93. Construction of the 92000 MW	2037-01-01	2037-03-31	90 days	100%	Task 93: Construction of the 92000 MW	93
94. Construction of the 93000 MW	2037-04-01	2037-06-30	90 days	100%	Task 94: Construction of the 93000 MW	94
95. Construction of the 94000 MW	2037-07-01	2037-09-30	90 days	100%	Task 95: Construction of the 94000 MW	95
96. Construction of the 95000 MW	2037-10-01	2037-12-31	90 days	100%	Task 96: Construction of the 95000 MW	96
97. Construction of the 96000 MW	2038-01-01	2038-03-31	90 days	100%	Task 97: Construction of the 96000 MW	97
98. Construction of the 97000 MW	2038-04-01	2038-06-30	90 days	100%	Task 98: Construction of the 97000 MW	98
99. Construction of the 98000 MW	2038-07-01	2038-09-30	90 days	100%	Task 99: Construction of the 98000 MW	99
100. Construction of the 99000 MW	2038-10-01	2038-12-31	90 days	100%	Task 100: Construction of the 99000 MW	100
101. Construction of the 100000 MW	2039-01-01	2039-03-31	90 days	100%	Task 101: Construction of the 100000 MW	101

15.0 Conclusion

At the last Working Group Meeting held with ESC and Les Quennevais School on 25 March 2013 the Head Teacher (John Thorpe) and Assistant Director of ESC (Jeremy Harris) signed off the brief. It was concluded that a new build option Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94 (Option 10) as the preferred option minimising disruption on the existing facilities during construction and would also meet the School's accommodation needs as set out in the brief schedule.

The total cost of a new build at 2013 second quarter including the estimated construction costs, associated costs and fees is:

Option 2a - 100% New Build on LESQ Playing Fields - Gross: Building Area: 10344m²

Build Cost at Today's Figures - £29,957,180.00
Out-Turn Cost Today - £38,470,531.00

Excludes:

Relocating existing pelanque pitch (if affected)
Demolition of existing School (see separate estimate)
Decant Costs
Inflation to completion
GST

Option 4: Partial New Build and Refurbishment on the Existing Site - Gross: Building Area: 10344m²

Build Cost at Today's Figures - £20,167,290.00
Out-Turn Cost Today - £26,838,187.20

Excludes:

Bridge to Playing Fields
Inflation to completion
Decant Cost
GST

Option 9 - What can we do for £7.5m (Gross Building Area—varies)

Build Cost at Today's Figures - £5,684,400.00
Out-Turn Cost Today - £7,500,000.00

Excludes:

Inflation to completion
Decant Cost
GST

Option 10: - Build on a new site—Fields 85, 86A, 87, 87A, 88, 88A - Gross: Building Area: 10,963m²

Build Cost at Today's Figures - £29,850,535.00
Out-Turn Cost Today - £38,398,506.00

Excludes:

Inflation to completion
Land Purchase
Demolition of existing School
Decant Cost

Option 10a: - Build on a new site—Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94 to include all new Sports Facilities - Gross: Building Area: 10963m²

Build Cost at Today's Figures - £31,622,140.00
Out-Turn Cost Today - £40,613,012.00

Excludes:

Inflation to completion
Land Purchase
Demolition of existing School
Decant Cost

As noted earlier, new build has been priced in detail by the Design Team, however if ESC elect to pursue an alternative option then a further cost appraisal in terms of the 'total cost' will be required.

Re-Use and Improvement of Existing School

100% of the site and its facilities are used and its usage has been maximised and improved as far as possible.

Some of those concerns raised that would impact upon the re-use;

- The existing Total Site Area is below the minimum recommended size of 13,678m² for a constrained site. This currently means that the social and hard play areas are very inadequate. To improve this, the buildings density would need to be increased to free up space.
- The buildings suffer throughout with both inadequate circulation space and inefficient routes for pupil movements.
- The curricula space for Design Technology, Art, Drama and Music fall well below the recommended area standards for secondary schools.
- The School Hall also fails to comply with the recommended area standards. The Canteen/Dining facilities are too small for the amount of students, and do not meet the required area standards.
- Disabled access is limited, and some parts of the building cannot be accessed by disabled students. In one example, the lift to an upper floor exits within a classroom.
- Heating system very poor and inefficient.
- PE Changing Rooms are quite limited.
- Poorly insulated walls and roofs.
- Access and Parking is restricted.
- Future increases in Role Number could increase the number of school buses from 8 to 10.

Standards and Current Best Practice

What are the standards to be achieved and how do these compare with "best practice"?

Building Bulletin 98: 'Briefing framework for secondary school projects'

A comparison can easily be made between the existing Net and Gross Building Area to those calculated from the guidance document.

The School currently sits within a site of 13,760m² which EXCLUDES Sports Pitches, Games Courts and many of the other key "social" areas.

The hard play space that is available has to double up as the School Bus parking area every afternoon.

The buildings occupy a gross floor area of approximately 5,269m². As a proportion of the whole site, the footprint of the buildings measure 5,484m² or 39.85% of the site.

The guidance document Building Bulletin 98 recommends that for a school with up to 825 pupils, a Gross Building Area of 7,394m² is required as a minimum. In addition to this, the minimum Net Site Area (includes pitches etc) is recommended to be 56,900m². Hence, the TOTAL Site Area would therefore need to be at least 64,278m². See APPENDIX B

To put this in context, it is almost half of the Les Quennevais Playing Field area within the 1,500m perimeter.

If the school is considered to be a "confined site" under the guidance document, then the "sports pitches area may be provided on a nearby site and/or through a single all-weather pitch. Where there are no other outdoor PE facilities on the site, a multi-use games area should be provided on the site, to allow easy access for outdoor team games. The area of the remaining three categories of space may only be achievable at the zone or area below that recommended for normal sites."

This then reduces the Total Site Area to between 13,678m² and 15,835m².

New Build Options

Building on Les Quennevais Sports Complex site avoids the substantial temporary relocation costs. The playing fields will be affected although the existing sports facilities could be utilised by the School. Parking would be split between the School and the Community. The alternative access road through Don Farm Estate may be seen as a negative. Site is also zoned as Green Field and Sports Facilities for Community Use.

Building on Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94 again avoids the substantial temporary relocation costs however the land cost for the buying of the land could amount to a considerable sum. Compulsory purchase may need to be considered if the present owners do not wish to sell. The site is within the Green Zone and will require Statutory approval for a change of use. With this option, the existing School site would be demolished to allow alternative development potential. This may be considered a beneficial trade by the Planning Department. The site area also allows for further improved facilities for Les Quennevais and can be used by the Community.

The other options were not reviewed further than the advantage and disadvantage stage of this report due to restrictions, to progress impracticalities in costs which exclude them from being developed further.

16.0 Recommendation

On the basis that the ESC Minister and his Management Team, School Governors, Head Teacher and Staff are in agreement with the conclusion reached, the following recommendations would be made:

A new build option is pursued.

The option to build on Fields 77, 80, 84, 85, 86, 86A, 87, 87A, 88, 88A and 94 (Option 10 or 10a) is pursued on the basis that it will provide the most satisfactory solution to meet the brief requirements. It is also the most financially advantages when the non-essential items are omitted from costs.

Option 2a, to build new as part of Les Quennevais Sports Complex could be considered in parallel to the above site or retained as a fall back option if the rezoning of the land or purchasing option is not successful

The Next Step?

Once the preferred option is chosen, it is recommended that a planning vote be established in order for the project to progress to outline and scheme design.

If our recommendation to pursue Option 10 is accepted, the land will need to be rezoned before the project can go ahead. ESC have made the appropriate submission to the current Island Plan Review Board, and the States are due to make a decision in March 2014. If the rezoning is approved, purchasing of the land can proceed.

There will be the need for continued involvement of the parish Constables and Deputies, ESC, the School, parents and the local community to keep all parties fully informed of developments.