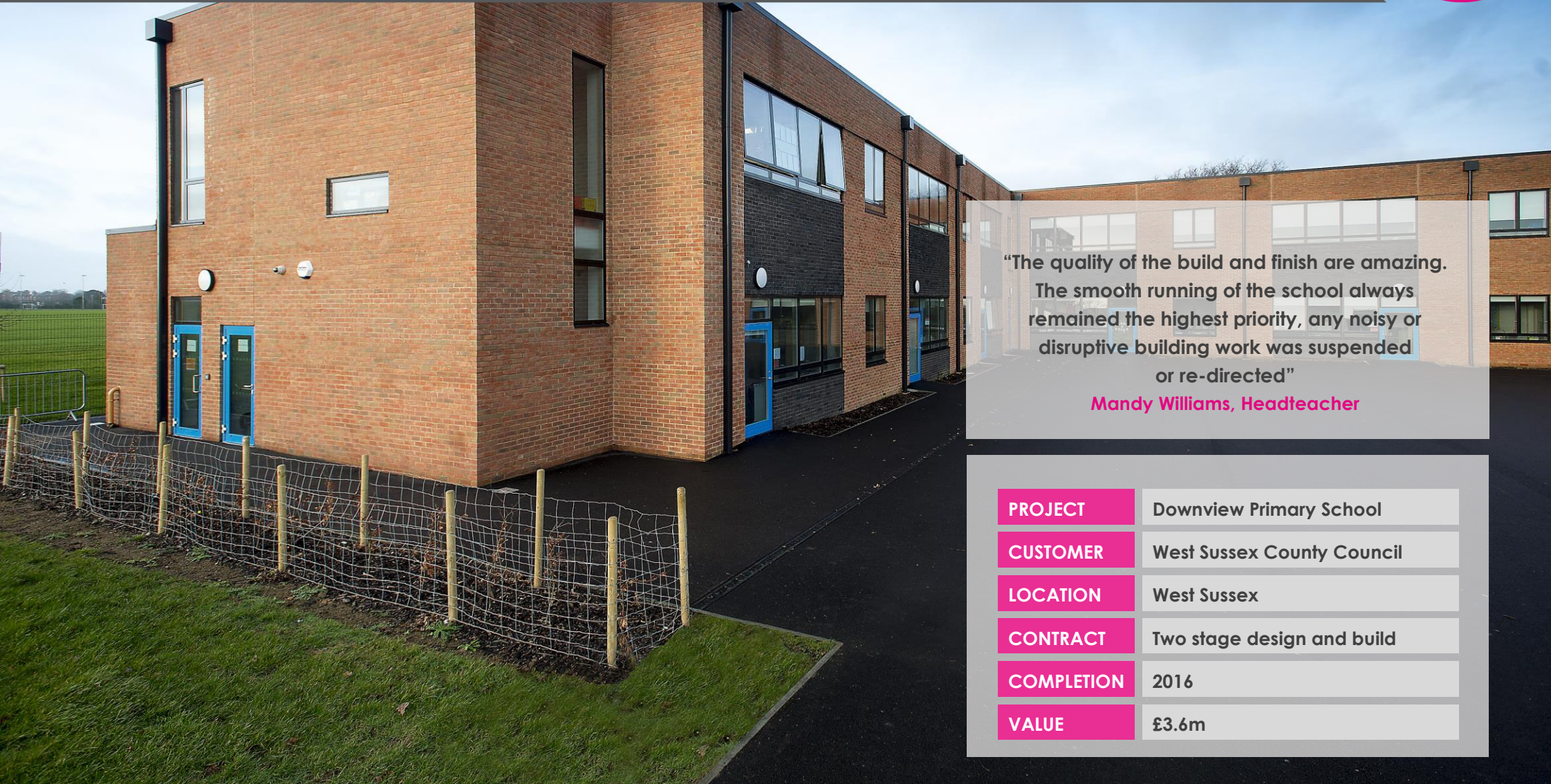


Outstanding service characterises approach for new education facility

OSBORNE



“The quality of the build and finish are amazing. The smooth running of the school always remained the highest priority, any noisy or disruptive building work was suspended or re-directed”

Mandy Williams, Headteacher

PROJECT	Downview Primary School
CUSTOMER	West Sussex County Council
LOCATION	West Sussex
CONTRACT	Two stage design and build
COMPLETION	2016
VALUE	£3.6m

Issue

West Sussex County Council appointed Osborne to deliver a new teaching block and two extensions on an occupied school campus to provide extended teaching facilities for Downview Primary School.

The project brief required the works to take place in a live education environment, therefore pupil wellbeing needed to be at the forefront of the build programme to ensure minimal disruption to learning. There were two other key considerations that had to be taken into account:

- Deliver against the Council's requirements for a modern and cost-efficient learning environment
- Deliver the new facilities in time for the new school year



Solution

Osborne developed a value engineering approach that provided key technical solutions and more facilities than the original brief for the school, without increasing cost.

The key to taking this different approach was to develop a way for the school hall to remain in use throughout the construction period. This avoided the need for any temporary works, reducing disruption, shortening the build time and lowering costs.

This provided more time, budget and scope to really optimise the new facilities. Which resulted in 12 classrooms being built instead of the original 11 and a new canopy that now links the new to the existing buildings.

Existing facilities were upgraded with an extension to the main hall and reception areas, new doors and walls to increase the class size of existing classrooms and a new canopy over three classrooms to create an additional outside play area.

However, for the school themselves the outstanding feature of the process was the approach and attitude of the project team and their dedication to ensuring everything possible was done to make the project a success.

The project was delivered 3 weeks ahead of schedule to avoid the teaching staff having to

give up their holiday time to familiarise themselves with the new facilities.

Any noisy or disruptive work was suspended or re-directed to minimise the impact on pupils and staff during the school day.

Outcome

On a practical level the Council got a project that was delivered on budget with additional facilities, including 12 classrooms instead of the original 11 for a better return on their investment. With all the additions, the contract sum only changed by 0.2%.

On a more personal level the school were so impressed with the dedication and hard work of the project team, and of senior site manager, Allen Greenslade, that the school's new Allen Building was named after him.

On a professional level the project was recognised by the industry as an outstanding example of helping customers realise what can be achieved with the right skills and client service.

- The project received the Project of the Year – Buildings accolade at the Constructing Excellence Awards 2016,
- Allen Greenslade made the shortlist for Construction Manager of the Year 2016.