

The cost of providing classrooms for a two form entry scenario at Sullivan Primary School.

Prepared by:

Edward Hawkins BSc (Hons) MRICS

On behalf of

EJ Hawkins Chartered Building Surveyors

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Registered Office:

Riverbank House,
One Putney Bridge Approach,
London
SW6 3JD

THE COST OF PROVIDING CLASSROOMS FOR A TWO FORM ENTRY SCENARIO AT SULIVAN.

Approximate Cost Estimate for expanding Sullivan Primary School to a full two form entry.

The provision of five new classrooms, a new toilet block and the refurbishment of the existing nursery toilets within Sullivan Primary School would allow Sullivan Primary school to expand and accommodate a full two form entry for each year.

There are a number of options available for the provision of the classrooms and additional toilet facilities within the Sullivan School site; we have looked at two, Option A & Option B.

Option A – Small Playground

This option would include the construction of four classrooms within the small playground between the Junior & Infant halls, taking up approximately 300m² of the existing playground, which currently measures approximately 744m².

It would also include the provision of separate girls and boys toilet blocks, which would be constructed within the recessed area along the west side of the Admin Corridor, where existing drainage and water supplies exist.

A new separate single story classroom would also need to be provided in the nursery playground (abutting the infant hall) to allow for the nursery to expand to two form entry. The majority of these works could be undertaken during term time with little disruption to the running of the school.

The five new classrooms and the separate girls & boys toilet blocks (each sized and designed to serve 60 additional children of a single sex) would be constructed as a single storey structure, approximately 4.5m high ceilings, connected to the existing Admin corridor and Infant Hall, with high level windows in to the classrooms where they join with the Admin corridor. The heating, electrical and data supplies could be taken from the existing services in the Admin corridor. Access to the main school playground could be provided by the installation of a new door within the half glazed corridor wall.

These new buildings would consist of the following:

- Concrete strip foundations
- Block & beam floor with screed top
- Cavity blockwork walls
- Double glazed Aluminium windows & doors
- Plasterboard covering to the ceilings and walls
- Flat timber roof with three layer felt roof
- All necessary insulation
- Small power and data for a classroom

- LED Lighting with daylight & motion detection controls
- Under floor heating.

The Approximate Cost Estimate for Option A, consisting of a 280m² single storey structure containing four classrooms, a separate 70m² classroom and the new toilet block at approximately 53m² would be as follows:

<u>Item</u>	<u>Element</u>	<u>Approximate Cost</u>
1	Construction costs @ £1,550/m ²	623,100
2	Contingency sum @ 8%	50,000
3	Professional fees @ 10%	67,310
4	Statutory fees for Planning & Building Control	15,000
5	F&E allowance	25,000
6	Total estimated cost	£ 780,410

Say £780,000 for the provision of five 70m² classrooms and a 53m² toilet block, to allow for the expansion of the existing school to a two-form entry on the Sullivan Primary School site.

Option B – Main Playground

This option would also provide these same new teaching and toilet facilities but with four of the classrooms and the toilet block located within the main playground as a single structure, connected to the Foundation corridor while providing vehicle access to the main playground at the north end of the new classrooms. This option would require the construction of an internal corridor connecting the new classrooms and toilet blocks to the main school.

The approximate build cost for Option B, consisting of a 450m² single storey structure, containing four classrooms, the internal corridor, the new toilet blocks and the 70m² separate classroom abutting the infant hall would be as follows:

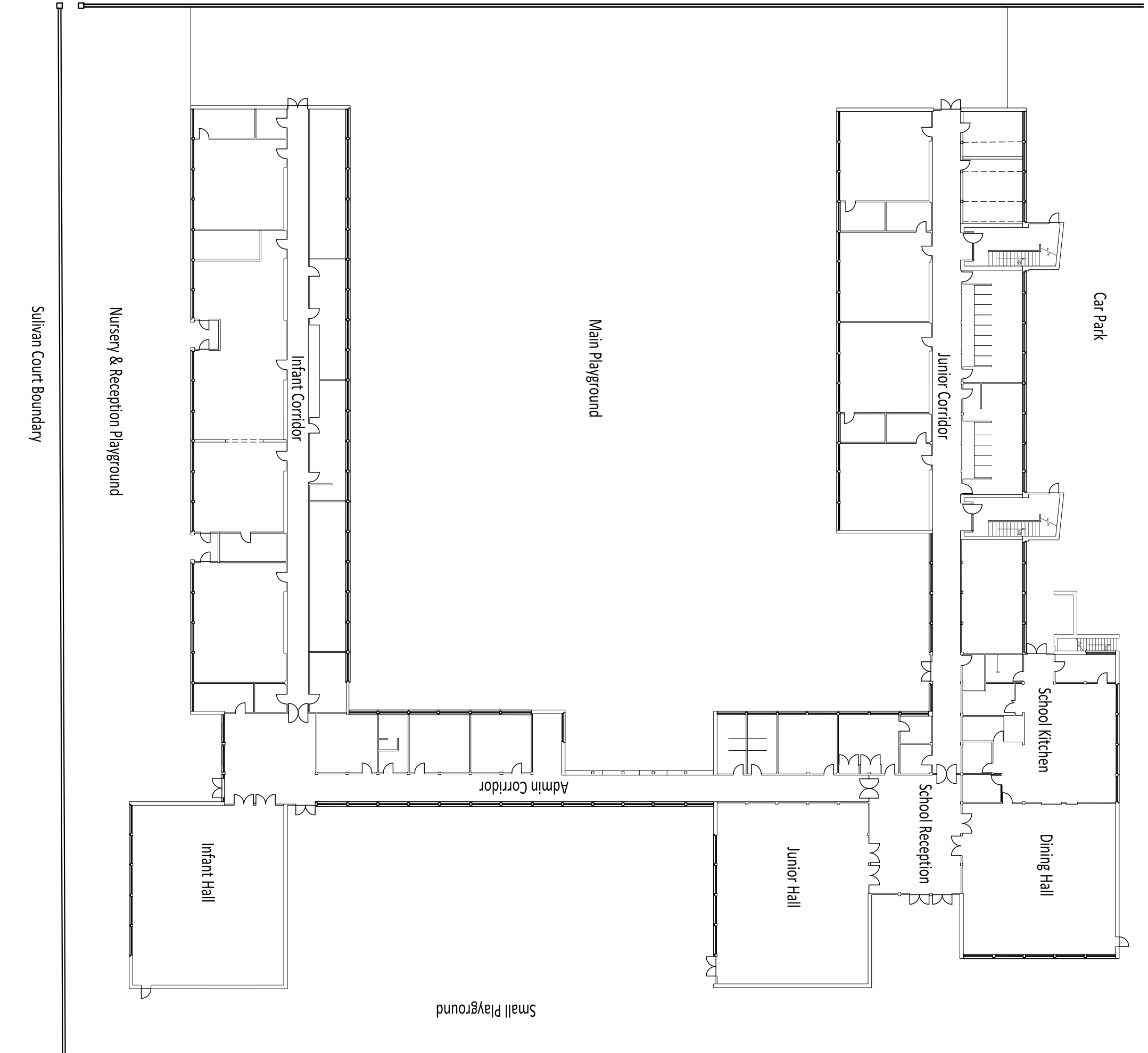
<u>Item</u>	<u>Element</u>	<u>Approximate Cost</u>
1	Construction costs @ £1,550/m ²	806,000
2	Contingency sum @ 8%	64,480
3	Professional fees @ 10%	87,048
4	Statutory fees for Planning & Building Control	15,000
5	F&E allowance	25,000
6	Total estimated cost	£ 997,528

Say £1,000,000 for the provision of the classrooms etc. within the main playground.

Option A would be more cost effective and cause less inconvenience to the running of the school while the new classrooms were constructed, and should be considered as being the preferred option.

We have provided outline plans showing the proposed locations and approximate sizes of the classrooms, corridors and toilet blocks for both options detailed above.

Broomhouse Lane Boundary

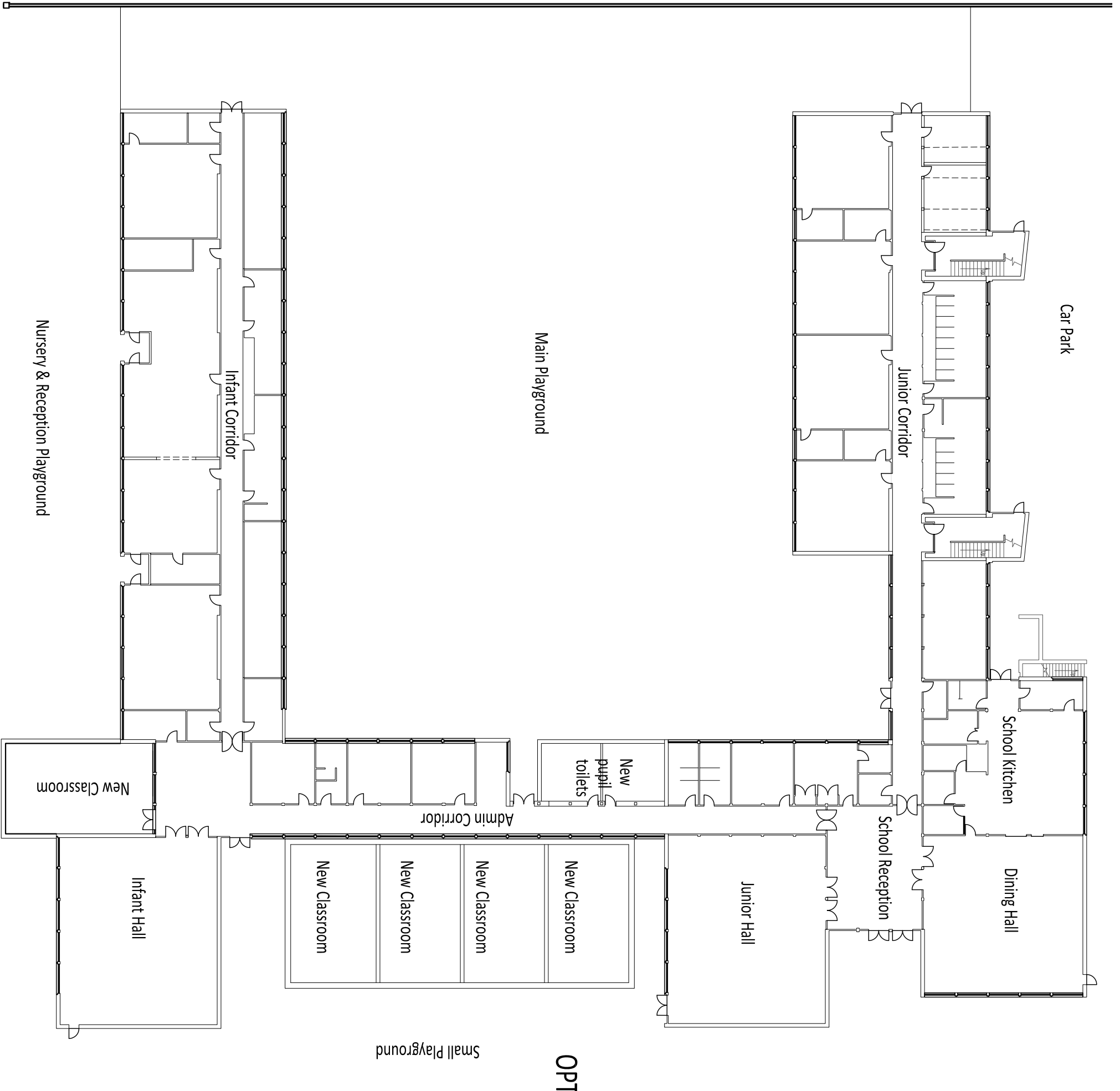


rev	change	date

EJ Hawkins Chartered Building Surveyors Riverbank House, One Putney Bridge Approach, London SW6 3JD tel 07813 212347 e-mail: ed@ejhawkins.co.uk	
client	Sullivan Primary School
site	Sullivan Primary School Peterborough Road London SW6 3BN
project	Sullivan Primary School Floor Plan
title	School plan - as existing
date	11/09/2013
scale	1:500
drawn	
checked	
date	
rev	



Broomhouse Lane Boundary



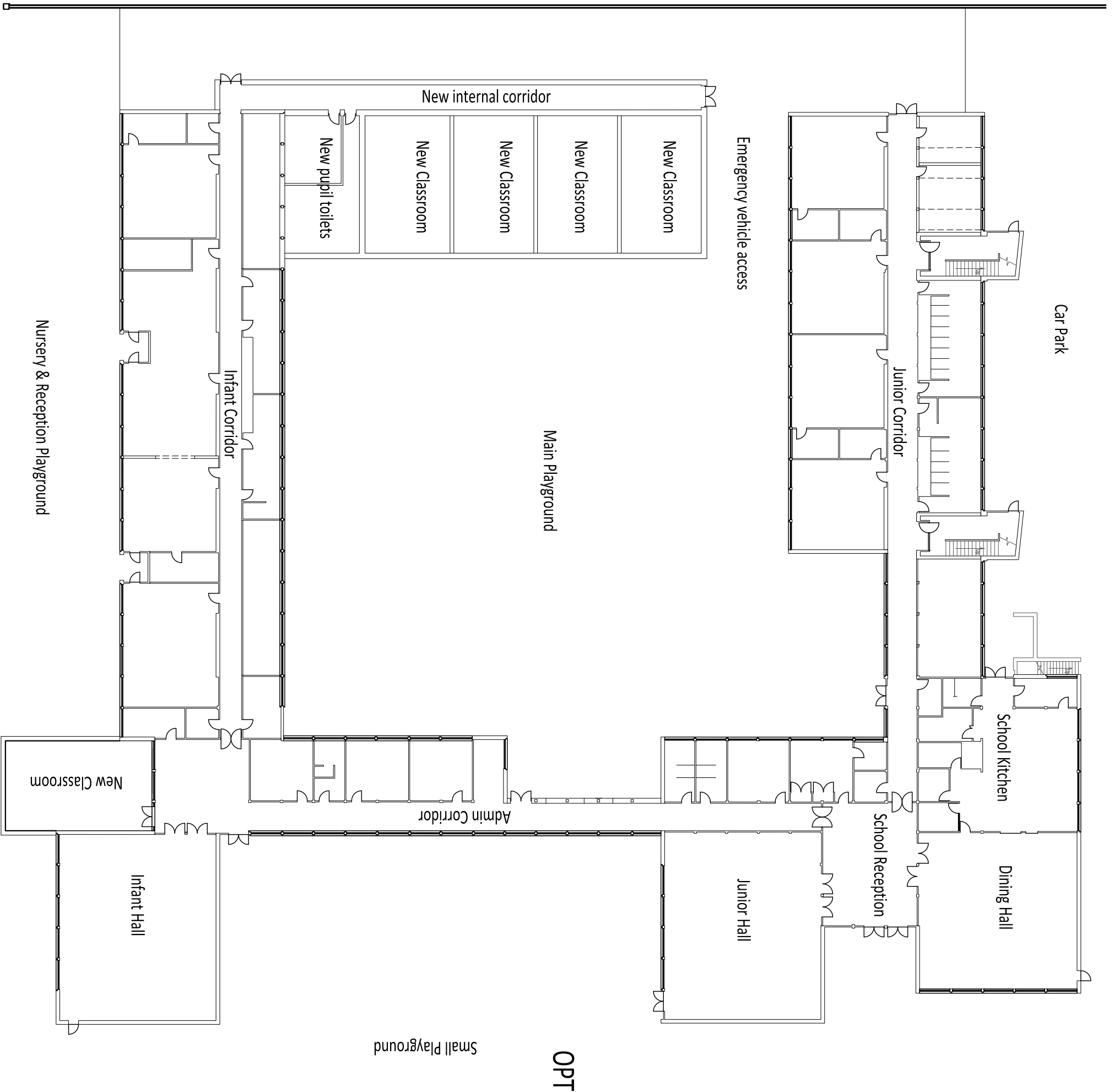
OPTION A - small playground

rev	change	date

<p>EJ Hawkins Chartered Building Surveyors Riverbank House, One Putney Bridge Approach, London SW6 3JD tel 07813 212347 e-mail: ed@ejhawkins.co.uk</p>	
client	Sullivan Primary School
site	Sullivan Primary School Peterborough Road London SW6 3BN
project	Two form entry - classroom & WC provision
title	School plan - Option A as proposed
date	11/09/2013
scale	1:500
draw no	2013.91.02



Broomhouse Lane Boundary



OPTION B - main playground

Small Playground

rev	change	date

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client	Sullivan Primary School
site	Sullivan Primary School Peterborough Road London SW6 3BN
project	Two form entry - classroom & WC provision
title	School plan - Option B as proposed
date	11/09/2013
scale	1:500
drawn	2013.91.03
rev	

Sullivan Court Boundary

Nursery & Reception Playground