



## Optimise your new School Space



**We deliver great value, high quality  
school space!**



**Southern  
Construction  
Framework**

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“

The Southern, South West and iESE Construction Frameworks have delivered over **230** Primary school projects worth over **£1bn**, so have vast experience in this sector.

”

# Background

## Why we did it...

The original idea for an optimised primary school extension product was raised by Devon County Council (DCC) in response to the challenge of the rising demand for school places and reduced budgets. The basic plan was to find a design solution for a primary school extension that could be designed once and replicated in various guises to suit location within a limited budget.

What was wanted was a product that would be dependable in operation, have low running costs, and would have a highly predictable build cost.

DCC commissioned property consultants NPS to develop the idea into a working model that could be delivered for less than a new build price of £1,100 / m<sup>2</sup> (Q4 2012). This became known as the “Class Space” product.

Several Class Space schools have now been delivered in the SW for the budget, meeting with universal praise from the end user schools, making this a proven product. The same product has been built in widely varying locations from National Park to city centre proving its adaptability.

Architects Bond Bryan, who have been close to the EFA’s baseline designs, were commissioned to produce an outline design for a secondary school to meet the EFA’s Functional Output Specification.

Both the Class Space primary school extension and the secondary school are priced, optimised solutions available now.



## Philosophy...

These are not “standard boxes”. The concept is focussed on a quality product that is proven value, at a highly predictable cost. Build times are much reduced.

The grid layout and functional zones have been tested for the co-ordination of architecture, services, and structure.

Low running cost is a key aspect of the designs.

The SCF optimised products are available as concepts to be developed. This can be by the SCF contractors or your own consultants, as you see fit.

There is no prescribed finish or appearance, although recommendations are made in the SCF specifications and priced by the contractors.

SCF users can develop the concepts with their own consultants, or use the framework contractors to provide the complete design and build service. The SCF framework management team can assist the SCF user with design advice to ensure that the design ethos of the optimised product is not being unnecessarily enhanced.

## Outcomes...

- ✓ **Great quality primary school space**
- ✓ **Pre-designed to meet all relevant statutory requirements**
- ✓ **Off the shelf designs saving design fees**
- ✓ **Build costs 10% - 15% less than national average**
- ✓ **Efficient running costs**



## What is it?

Class Space - a new concept in school accommodation

- Flexible and adaptable to meet your requirements
- Tried and tested solution

Generic School Programme Comparison

“ The class space product also doubles up as a fantastic community and learning hub for our wider community outside of school time. ”

Devon County Council

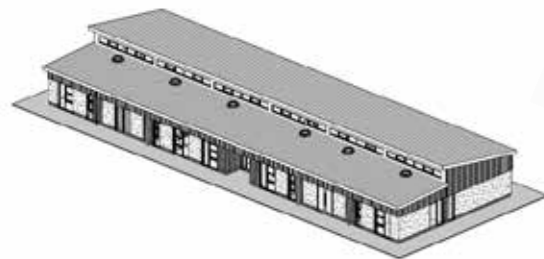
# What is it?



## Class Space

There are three variants available;

**1** A four classroom extension



**2** A six classroom extension



**3** An eight classroom extension



“The building works well for the school needs: its spacious, airy, vibrant classrooms and wide corridors enable children to learn effectively, accessing small groups and the outdoors easily.”

Sarah Bennett Headteacher,  
Bassetts Farm Primary School,  
Exmouth

The specification is of a necessarily high level on the basis the contractor will develop the scheme to meet client requirements and to meet Building Regulations

Class Space is designed as a lightweight construction, and whilst the specification is for a steel frame, it could be constructed in a variety of materials; such as timber or masonry, to suit the site, market conditions or availability.

The optimised specification is from the slab up, allowing foundations to be designed to suit ground conditions and superstructure.

External canopies have not been included in the optimised product, allowing clients to decide if and how to deploy these.

Class Space includes all aspects of building and finishes to create an operational environment.

## Generic School Programme Comparison

Task Name	Days	2015	2016				2017				2018	
		S-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J	
<b>Traditional Route</b>	<b>625</b>	[Blue bar spanning from start of 2015 to end of 2018]										
What is feasible / viable	60	[Blue bar]										
Design	230		[Blue bar]									
Procure contractor	100					[Blue bar]						
Construction	215						[Blue bar]					
School takes ownership	20										[Blue bar]	
<b>Framework Optimised Product</b>	<b>410</b>	[Red bar spanning from start of 2015 to end of 2017]										
What is feasible / viable	40	[Red bar]										
Design	180		[Red bar]									
Procure contractor	20	[Red bar]										
Construction	170					[Red bar]						
School takes ownership	20									[Red bar]		

Potential **10 MONTH SAVING**



## The Benefits

Faster Delivery

Value for Money

Proven Solution

Cost

Continual Improvement

“ We needed the school to run efficiently and to meet our requirements, the Design Team listened to our needs and delivered what we wanted - giving us purpose built buildings. ”

Stephen Powley, Head Teacher  
Withycombe Raleigh Primary School, Exmouth

# The Benefits

This offer is unique, and has been created by the Southern Construction Framework for the benefit of schools in the South of England. It is the only optimised product offered by multiple contractors.

“ The Southern Construction Framework has a procurement philosophy that integrates the entire project team in search of added value and innovation. ”



### Faster Delivery

These are ready to use concepts saving time. The repeat use of these products means the framework contractors and consultants are thoroughly familiar with them, and can design and build them much quicker than bespoke solutions, whilst achieving quality results.

There is no need for complex tendering, as the concepts come with maximum not to exceed prices.

Class Space can be delivered up to ten months quicker than traditionally tendered projects.



### Value for Money

The concept and outline specification has been done and priced by the framework contractors.

This results in shorter and more cost effective pre construction and construction phases.



### Proven solution

These are proven layouts that can be seen in operation. These Optimised products work well with efficient running costs.



### Cost

The ready to use nature of the design means savings on design fees, and avoids having to commission specialist consultants.

The SCF Optimised Products have been competitively tendered as part of the framework procurement. The prices we have are 10% to 15% below the National average for similar new build projects. SCF users will have the certainty of price at an early stage.



### Continual Improvement

Our eleven contractors and designers are constantly monitoring our products against your comments, national requirements, and performance in use.

We make sure we learn from every project, striving to provide the very best at an affordable cost.

## Included costs

The SCF contractors have tendered maximum prices per square meter for the new build elements of the schools. This includes standard foundations based on level ground, structure, envelope, internal walls, floors and finishes, fixed furniture, lighting, power, water and toilets. The schools are designed to stand alone with dedicated heating and hot water source.

Also included are the contractors' fees including Overhead and Profit (OHP), and Preliminaries.



## Flexibility

Our contractors will develop the concept to completion. We have very competitive tendered design fees enabling full delivery of the school.

There are location or school specific requirements such as landscaping, canopies, or works to existing buildings. Whilst these are not included in the contractor's maximum price, once the contractor has been selected, these items can be simply priced on an open book basis to enable a full lump sum price for all works prior to finalising the construction contract.

There may be location specific, or planning specific requirements for how the building is clad, or needs to appear. The product can be developed with you to meet these needs during the pre-construction period.

The contractor will also work with you to identify all risks associated with the project. The contractor will eliminate or allocate any residual risk with you as part of the pre construction process.



## How SCF can help

The SCF management team can help you through your mini competition to select your contractor with a price for the new build school. This is a simple process in two steps to gauge contractor interest, and then final selection based on the best fit contractor and new build price.

We can discuss your options and how to work through the two stage approach to develop the full project cost.

## Design guardians

The SCF Optimised Products are only as good as the final developed project. If the design is allowed to move too far away from the concept, or inappropriate materials or components are used, the final cost will not be competitive. Whilst this may be fine for some SCF users, for others it will not reflect their aspirations. To make sure you get the most from this, and to guard against unnecessary design development, we can offer to work with your team as "Design Guardian", making sure that all enhancements are thoroughly debated and the cost implications understood. We would be happy to discuss this service with you further if it is of interest.

## Cost advice

All cost information is available to you, and is confidential to you and your teams. Should you want to see how your project is performing in cost terms against our own SCF database information, we can do this for you, and would be happy to discuss this further.

## Contact us

**For more information about the SCF Optimised Product please contact us today:**

T: 01962 845942  
E: [info@southernconstructionframework.org.uk](mailto:info@southernconstructionframework.org.uk)  
W: [www.southernconstructionframework.org.uk](http://www.southernconstructionframework.org.uk)

**See a video case study of a Class Space school in Devon:**

[https://www.youtube.com/watch?v=sKwDVkt\\_T9E](https://www.youtube.com/watch?v=sKwDVkt_T9E)





## Contact us:

For more information about how the Framework could help you with your construction plans, please contact the team.

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