

School Expansion Programme

London Borough of Brent

Services: Quantity surveying

Fryent Primary School - 2FE to 3FE

Contract Value: £4.4m

Mitchell Brook Primary School - 2FE to 3FE

Contract Value: £2.7m

Barham Primary School - 3FE to 4FE

Contract Value: £3.1m

Project Overview

Keegans was appointed as quantity surveyors to deliver Phase 1 of Brent Council's school expansion programme.

A modular style permanent accommodation and standard method of delivery was adopted with emphasis on design and quality.

The projects were delivered via a Design & Build route with Brent appointing one contractor and one architect and Keegans as quantity surveyors across all three schools. This, along with a standard modular scheme rolled out to all three schools has led to economies of scale, a standard delivery approach, strict document version control and a standard design guide for potential re-use in future projects.

The work on all 3 schools included new build modular infill areas of the schools as well as new extensions incorporating classrooms, staff offices, kitchens and multi-use halls and existing building refurbishment works were also carried out.

There has been demolition and alterations to some parts of the existing structures and ground works for the modular new build element of the projects.

The construction of the new modular extensions was carried out over three phases so that the existing building refurbishment works could be undertaken within the overall project timescale.

The refurbishment of parts of the existing ground floor and first floor of the school were also carried out over three part phases to enable continued operation of the school curriculum.

There was wholesale installation of services relating to the new builds and refurbishments to enable phased handover of the areas.

The projects also included for the installation of attenuation tanks, photovoltaic works, green roofs, extensive landscape packages and upgrades to external utilities.

