

Tolworth Infant and Junior School



Client: Royal Borough of Kingston upon Thames
Contract Name: Tolworth Infant and Junior School
Outline Description: Demolition of existing dining block; design and new build of new dining facilities and children's centre
Form of Contract: Traditional - JCT SBC05 with Constructing Excellence
Procurement Route: Two stage tender leading to a collaborative working arrangement during the detailed design period
Contract Start Date: July 2010
Completion Date: February 2011
Initial Budget: £1,750,000
Final Account: £1,650,000
Contract Sum and/or programme value: £1,650,000

Detailed Description of project or programme:

Keegans were awarded the project management and design of works required for the demolition of the Tolworth Infant and Junior Schools existing dining block and its replacement with a new dining facility, a new Children's Centre and a 'bulge' classroom to serve both the schools and the greater community.

The new facilities blend aesthetically with the existing main school building while creating a positive, safe and secure environment for learning incorporating good ventilation and natural light.

This project demonstrates the principles of sustainability and design for ease of maintenance and low whole life costs; and it aims to meet the DCSF 60% Zero Carbon Emission target. The project complies with statutory documents in order to meet DfES requirements such as the Education Reform Act 1988, School Premises Regulations, Disability Discrimination Act 1995; Building Regulations, Special Education Needs and Disability Act 2001.

Following receipt of the initial brief from the Client, Keegans were aware that a flexible/cost effective solution would be required thus calling for an innovative form of construction to be adopted. Our vision for the project was therefore to provide a high impact and affordable building that meets all of the Clients requirements whilst in keeping in context with the surrounding community.

Keegans therefore held a series of workshops with Client representatives to consider the various construction techniques available. Following these workshops a modular form of construction was selected which allows a high level of pre-fabrication which in turn leads to a reduction in site based overheads, construction time and hence leads to a reduction in site overhead costs.

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In adopting this innovative procurement route, Keegans have opted to procure the works under the JCT Constructing Excellence form of building contract which has enabled a 2 stage procurement process. This in turn has enabled our design team to develop the designs to meet the modular form of construction being used.

By adopting the above approach we have realised the following opportunities/benefits:

- Reduction in construction period
- Reduction in capital cost when compared to traditional construction techniques
- The principles of sustainability and design in terms of ease of maintenance and low whole life costs
- Achievement of BREEAM Very Good and U-Values above building requirements
- Meeting the 20% renewable planning requirement
- Design and procurement undertaken in a "Right First Time" method
- High levels of consultation with end users to ensure the facility meets their requirements



The project was designed to achieve a BREEAM rating of Very Good. For further information and a fact sheet on measures included please contact Anna.dewey@thekeegansgroup.com