

# Welbourne Primary School

## London Borough of Haringey

**Services:** Full Cost Consultancy Services - Stages A-L

**Contract Dates:** December 2011 - February 2014

**Contract Value:** £3,000,000

**Contract Type:** JCT D&B 2011

**On budget:** Yes

### Project Overview

School expansion by 1FE which included 6 classrooms, a new hall, kitchen, office, toilets and storage areas. In addition extensive refurbishment was carried out to parts of the existing older building including the existing kitchens and replacement of windows. The project also involved the demolition of part of the school to make provision for a new build nursery classroom.

As part of our full cost consultancy services we attended core group monthly meetings and provided monthly cost reports.

Initially there was design creep due to the Architect wanting to build the new extension on stilts over an existing building. As part of our

added value service our quantity surveyors looked at other potential sites within the school grounds and recommended removing and building on a waste mound. It was this option that was taken forward.

There was a significant extension of time due to an unknown statutory service (water main) that was discovered whilst new build foundations being prepared. It was even unknown to Thames Water. As part of the design team we worked collaboratively with the Contractor, Council and Thames Water to investigate the water main and provide options available to get around the issue and then negotiate a suitable solution that kept costs to a minimum and rescheduled the programme with the clients approval.

