



## Case Study

# New Infant and Junior School

Client: Filton Abbey Primary School

Value: £480,000

Procurement: JCT D&B

Sector: Education

Role: Quantity Surveyor  
Principal Designer

## Description

Filton Avenue Primary school approached RPA to deliver: A replacement dining facility; additional classroom and group rooms; a new reception and community space; new multi use sports pitches; and new children's external play areas. RPA were appointed as Quantity Surveyor & Principal Designer.

RPA prepared feasibility cost estimates for each of the various options, assisting the client with developing their overall project budget. This informed the Schools decision on which option to progress, and provided the document required for DfE funding application.

The Costed Feasibility Masterplan Report, BB103 Analysis and Condition Survey were all instrumental in the successful application for capital funding from the DfE through a CIF bid. Following the successful completion of the RIBA Stage 0-1 masterplan exercise, RPA provided a full delivery service to the School from RIBA Stage 2 to 7. This included a planning application, competitive tender and administration of the building contract (JCT Intermediate). Since the completion of the feasibility masterplan, £1.2m of building work has been successfully delivered on budget.

The school site is in an urban location and enclosed on three sides by residential areas. The school site is densely packed in with available external space allocated for play areas and sports pitches. As such there were very few locations where new accommodation could be added. By rebuilding the dining hall on the site of its predecessor, we were able to avoid encroaching onto the playground or sports pitches, avoiding any planning conflicts with Sports England. For the Dining Hall element of the works, the first round of funding applications was unsuccessful, which was later overturned in an appeal 12 months later. RPA worked very closely with the School during this process. Given the expiry date of the first tender [which for funding reasons the School could not accept], the project team re-tendered the scheme a year later and we still managed to deliver a contract for a similar value, albeit with a different contractor.

The new dining hall was designed to with a high-performance external envelope.

The form developed at master planning stage allowed it to be naturally lit and naturally ventilated, leading to very low energy usage. New buildings were positioned to limit loss of green space, and avoid loss of existing site trees.

