

Christchurch Boys High School Master Plan Option 1 Analysis Retaining Existing Hall & Library

Based on the information issued under the Jasmox Master Plan option 1, we have investigated the potential sequencing of the construction works required to realize this proposed master plan option retaining & refurbishing the existing hall & library in its current location.

It is important to note that the current budget allocation for the master plan process is approximately \$26,000,000 and the forecasted Hall / Library project estimate ranges from \$9.43m to \$10.5m the overall current master plan is in excess of **\$30,813,430.00 (exclusive of contingency & fees)**, which means we highlighted the proportion of the work that can be carried out under the currently allocated Ministry budget.

Step 1 – Remediate the Hall.

The Hall / Library has currently being earmarked as a building that is uneconomical to repair however if the school wish to retain the Hall & Library the Design & Construction of the Hall & Library is the logical first step of the Master Plan.

No further immediate temporary accommodation is required to facilitate this works.

- Step 1 a – Design of the Hall / Library remediation – 7 months (April 2015 to October 2015)
- Step 1 b – Decant seating / other equipment to be reused – 2 months (August 2015 – October 2015)
- Step 1 c - Consent, Tender Process & MoE approval – 1.5 months (October 2015 – November 2015)
- Step 1 d – Repair / Re-clad the hall – 13months – (November 2015 – December 2016)
- Step 1 e – Repopulate the Hall & Library – **January 2017**

Indicative cost to complete this stage of the master plan is \$9.43m.

Step 2 - Refurbish Heritage Main Block.

We are also suggesting that due to its condition of the Heritage Main Block and its proximity to and relationship with the hall and library, it makes logical sense to refurbish the Main Block (15 Classrooms & Administration area) to current MLE standards as a second step.

- Step 2a - Design the Main Block refurbishment – 10months - (February 2016 – December 2016).
- Step 2b – Partial or full decant of the Main Block. – 2 months December 2016 – January 2017)
- Step 2c – Refurbish the Main Block to MLE standards – 12months – (February 2017 – February 2018)
- Step 2d – Repopulate the Main Block – **February 2018**

Without a detailed budget estimate and purely based on an indicative square meter rate for the Main Block refurbishment, the cumulative cost to complete steps 1 and 2 is \$15.8m.

Step 3 – Design & Construction of a new Caddick Block

Once the Main Block and the Hall & Library is complete the next logical step is the demolition of the existing Caddick 7 classroom Block and design and construction of the new 24 classroom area equivalent (approximately) Caddick Block at an estimated construction cost in excess of \$9.5m and total project cost inclusive of design fees and contingency of in excess of \$12m

On vacating the existing Caddick Block it can then be demolished to allow for the construction of new classrooms spaces.

- Step 3a – Design new Caddick Block – 10months – (February 2017 – December 2017)
- Step 3b – Decant students from Caddick Block to temporary classrooms located adjacent to the playing field – 2 months – (December 2017 – January 2018)
- Step 3c – Provide school temporary heating; relocate the boiler or later heating system – 4 months (February 2018 – May 2018)
- Step 3d – Demolish Caddick, I Block, F Block & L Block (Boiler Room) – 3 Months (June 2018 – August 2018)
- Step 3e – Construct new 24 classroom equivalent Caldwell Block (September 2018 – November 2019).
- Step 3f – Repopulate new Caldwell Block – **November 2019**

Without a detailed budget estimate and purely based on an indicative square meter rate for the Main Block refurbishment, the **cumulative cost to complete steps 1, 2 & 3 is \$27.8m**, therefore the scope / scale of the Caddick block rebuild may need to be reduced in size to fit within the current MoE master plan budget.

We feel based on the information to hand that it is possible to carry out Step 1 through to Step 3 within the current budget range but any further works will need to be funded alternatively or further downstream in the lifecycle of the school

However it is worth noting that by the completion of Stage 3 and full expenditure of the current Master plan budget the following facilities should be achieved;

1. A structurally sound, watertight, aesthetically pleasing Hall and Library that can cater for in excess of 1300 pupils.
2. Equivalent of 39 teaching spaces that are MLE compliant and modern vibrant teaching spaces. In theory this space should cater for in the region of 1170 (90%) of a 1300 student body.
3. A modern efficient administration building.

Step 4 – Western Quad

The next logical step is the formation of a western quad to enhance the use of external environments around the recently refurbished Hall & Library and newly constructed Caddick Block with an indicative cost of \$270k inclusive of fees and contingency.

The timing of this work is dependent on funding available and therefore we have not indicated a timeframe for delivering, but we do feel that the construction should follow as soon as possible after the completion of the new Caddick to maximize the interaction of indoor outdoor flow and associated design efficiencies.

Step 5 – Works to Other Blocks

Dependent on the roll fluctuations whether up or down from the current Roll we would suggest that if the roll remains as is or increases that the next reasonable step is to carry out the MLE upgrade works to other miscellaneous buildings around the site to insure all classroom spaces are suitable buildings for delivering a modern curriculum. Based on the Jasmx Option 1 report included within this work is the following;

1. E2 to be demolished
2. Hard Tech Blocks A6/7 – minimal refurbishment
3. A2/3 – minimal refurbishment
4. A4 to be demolished
5. New teaching resource (South West of Hall)

We note that if the roll decreases in the future that some of the above works may not be required. And this can be reviewed as the overall master plan works advance.

The timing of this work is dependent on funding available and therefore we have not indicated a timeframe for delivering this work.

Step 6 – New Gymnasium

The final large item of the master plan works is the construction of a new Gymnasium including the associated demolition works to facilitate the proposed new location for the Gym. This work is forecasted to have a construction cost of \$5.1m with a further \$1.4m in fees and contingency bringing the total estimated cost of delivery to \$6.5m

Again the timing of this work is dependent on funding available and therefore we have not indicated a timeframe for delivering same.

Step 7 – Site Development to Possible South Entry

The final step of the Master Plan as per the Jasmax Option 1 design is the site development of a south entry at a proposed construction cost in excess of \$425k with a further \$120k in fees and contingency to bring the total estimated cost of delivery of this item of work to \$545k.

Conclusions

The above steps identify a proposed delivery methodology for the current Option 1 master plan and hopefully highlights that there is a logical approach to the delivery however it does raise some concerns around the proposed scope v budget allocation.

This master plan option probably comes the closest to addressing the schools infrastructural issues in the shortest time frame but does have a large budgetary shortfall and one needs to ask if the Master-plan iteration can work in part if only partial delivery is achieved?

The total cost associated with delivering all six steps of this master plan has a combined estimate cost in excess of \$30m leading to a budgetary shortfall of approximately \$5m to deliver all six stages.

There is no provision in the estimated figures used in this report for temporary accommodation.

In summary key issues are;

1. Minimizing need for temporary accommodation.
2. Timeframe for the reinstatement of the hall & library.
3. A minimum \$16m Funding shortfall against the proposed plan.
4. Overall acceptable of timeframe for the delivery of this plan and if logical evident hold points are acceptable to all key stakeholders.