Rochester Grammar School

LOGAN CONSTRUCTION

Education / New Build and External Works

Key Features:

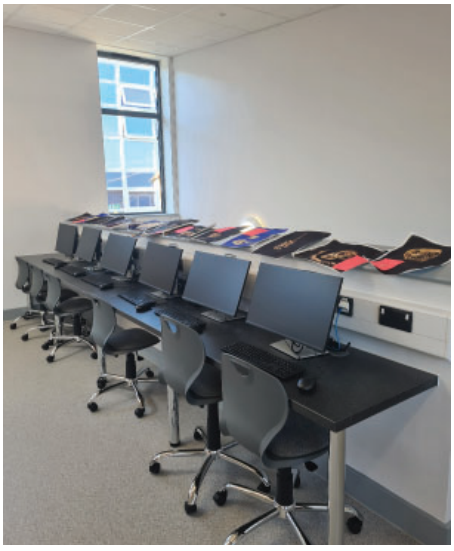
- Two-stage JCT D&B 2016
- New sports hall and car park with refurbishment to existing facilities
- Construction through Brexit and COVID-19

Through the considerable market challenges of Brexit and COVID-19, we delivered this complex new build, refurbishment and external works project within a fully occupied Secondary School.

Collaboration with our design and supply-chain teams enabled us to rationalise best value for the School through the PCSA period. Critically, this was achieved despite the volatile market conditions caused by COVID-19 and Brexit. Our robust cost control, demonstrable design quality benchmarking and collaborative approach to programme management enabled this.

Now complete, we have revitalised the School's arts and physical education offerings. Our works comprised:

- Construction of a new four court sports hall, with bespoke fitness suite, changing rooms, staff facilities and reception.
- Refurbishment of the existing sports hall to create a new activity space.
- Construction of a new two-storey, arts block. This provides two new classrooms, as well as an art studio and graphics suite respectively.
- A new car park to accommodate increased capacity for the new facilities.



Key considerations within this occupied School included:

- Proven COVID-19 infection controls, including physical segregations and enhanced cleaning regimes.
- Mitigations for noise, dust and vibration to safeguard continued use of tennis courts, hockey pitches and fields adjacent to the new build site.
- Safe access to the existing sports hall for use of the changing rooms, whilst refurbishment works continued to programme.
- Noisy works in the construction of the new art block were planned to ensure lessons within the adjacent science buildings were not disrupted.
- Deliveries and collections agreed well in advance with the School, thereafter coordinated through a designated access/egress route, owing to the dense residential area that the School is situated in.

Client:	The Thinking Schools Academy Trust
Project Value:	£3,800,000
Programme Duration:	100 weeks
Architect:	Bailey Partnership LLP
Quantity Surveyor:	Bailey Partnership LLP