

Penwith College, Penzance

Capita Symonds is providing multi-disciplinary services for this new build and Grade II refurbishment project. By working closely with the client and contractors the project is running to time and on budget.

Client: Truro and Penwith

College

Location: Penzance, SW UK

Lead Discipline:

Project Management

Services:

Project Management

Cost Management

Full Design and Inspection

CDM Services

Start date: Sept 2007

Completion: Dec. 2010

Project value: £30 million



Client Objectives:

The client is embarking on a major redevelopment programme to expand and improve the facilities available to its students. The project involves the provision of five new buildings as well as the refurbishment of a further three existing buildings including Grade II* listed manor to provide approx 13,000m² of Further and Higher Education accommodation.

Delivering the Project:

Despite the scheme having a very challenging programme, the project has gone from inception to tender stage having gained LSC AIP, AiD and planning permission since Capita Symonds' appointment in September 2007.

To achieve this programme Capita Symonds undertook extensive surveys of the existing buildings and grounds and liaised extensively with the local residents, planning authority and English Heritage including the organising of various consultation days and visits. As the project was so significant locally, Capita Symonds also frequently coordinated positive publicity in the local media through a variety of channels.

The project is highly sustainable and includes a 50m tall 100KW wind turbine, ground source heat pumps, rainfall harvesting, photo voltaic cells and passive cooling. To get to this stage, Capita Symonds prepared a sustainability strategy for the whole site identifying the potential options, costs and pay back period. This exercise also enabled the additional abnormal costs to be justified in relation

Adding Value:

Our multi-disciplinary team has managed the development of the project to ensure that the Higher Education element has been designed to achieve a BREEAM 'Excellent' rating in order to comply with funders requirements.

When managing the tender return stage, we noticed the refurbishment of one of the existing buildings was over the cost plan. This element was made provisional at contract award. Since then, Capita Symonds have worked collaboratively with the main contractor to reduce the pricing for this element and we have managed to bring it back within the original budget.

By agreement with the main contractor, the works to the Grade II* listed manor building have been omitted from the main contractor's works. Capita Symonds sought tenders direct from specialist contractors and having evaluated the tenders, this element of the works was awarded direct to a specialist. This achieved a saving of £200k for the college.

For further information on

this project contact:

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