

ABBEY COLLEGE, RAMSEY – FEASIBILITY OPTIONS

Appendix 1 – Summary outcome of the Abbey College Feasibility Review

Option 1 – Provision of a new build secondary school (with ability to expand up to 10FE)

Option 1A provides the school with a new build option to the north of the site (with ability to expand up to 10FE)

- The proposed ‘finger block’ school design allows the school to be easily expanded with minimum disruption.
- New school facilities are not located on the leased Fairhaven Land, as the future leasehold agreements regarding the Abbey House are unclear.
- By separating the main school building from the sports facilities, there is clear division between school and public spaces making safeguarding much easier.

Anticipated cost to deliver this option is £53.66m, offset by potential capital receipts. A breakdown of the anticipated costs are included in the table below:

New Build 8 FE secondary School	£25,991,980 ⁱ
Demolition of existing school buildings	£891,345
External works	£6,720,831
Inflation and Regulation Changes	£4,785,232
Preliminaries	£1,757,004
Pre-construction & Design Fees	£1,782,494
Contractors Risk Allowance	£758,913
Main Contractors Overhead & Profit	£1,600,792
Total Anticipated Contract Sum	£44,288,591
Professional Fees	£1,447,947
Local Authority Fees	£100,000
Employers Other Direct Costs	£3,090,120
Risk Allowance (10%)	£4,428,859
Internal Fees	£518,105
Employers Contingency (3%)	£1,330,000
Total Project Budget with Contingency	£53,660,000

Option 1B provides the school with a new build option to the south of the site, on the same location of the existing buildings (with the ability to expand up to 10FE)

- The proposed campus design is flexible and can be expanded easily.
- The site is located next to existing main access, drop-off and service points.
- The site is not near the Abbey House or Grade I listed wall, which surrounds the Abbey House Site.
- The buildings will not be located on the existing playing fields
- By separating the main school building from the sports facilities, there is clear division between school and public spaces making safeguarding much easier.
- New school facilities are not located on the leased Fairhaven Land, as the future leasehold agreements regarding the Abbey House are unclear.

- Phasing of the development would need to be carefully managed, and would require pupils and staff to vacate part of accommodation to allow for refurbishment/building works to take place. This would be disruptive to the operation of the school and adds additional cost to the project as it is likely that decant accommodation would need to be provided. This could be done via mobile accommodation or by bringing the existing buildings and the Abbey House back into use temporarily.

Anticipated cost to deliver this option is £55.830m offset by potential capital receipts. A breakdown of the anticipated costs are included in the table below:

New Build 8 FE secondary School	£25,991,980 ⁱⁱ
Demolition of existing school buildings	£891,345
External works	£6,720,831
Inflation and Regulation Changes	£5,497,640
Preliminaries	£2,031,753
Pre-construction & Design Fees	£1,814,820
Contractors Risk Allowance	£777,364
Main Contractors Overhead & Profit	£1,639,712
Total Anticipated Contract Sum	£45,365,355
Professional Fees	£1,481,326
Local Authority Fees	£100,000
Employers Other Direct Costs	£3,090,120
Risk Allowance (10%)	£4,536,536
Internal Fees	£530,283
Employers Contingency (3%)	£2,270,000
Total Project Budget with Contingency	£55,830,000

Option 2 - Refurbishment of the existing school buildings plus any new build (with ability to expand up to 10FE)

- The site is located next to existing main access, drop-off and service points.
- The site is not near the Abbey House or listed wall
- The buildings will not be located on the existing playing fields
- By separating the main school building from the sports facilities, there is clear division between school and public spaces making safeguarding much easier.
- New school facilities are not located on the leased Fairhaven Land, as the future leasehold agreements regarding the Abbey House are unclear.
- Phasing of the development would need to be carefully managed, and refurbishment and reconfiguration of the existing school will be required during the decant phase.

Anticipated cost to deliver this option is £47.240m offset by potential capital receipts. A breakdown of the anticipated costs are included in the table below:

New Build 8 FE secondary School	£25,991,980 ⁱⁱⁱ
Demolition of existing school buildings	£891,345
External works	£6,720,831

Inflation and Regulation Changes	£4,822,380
Preliminaries	£2,633,028
Pre-construction & Design Fees	£1,503,983
Contractors Risk Allowance	£653,858
Main Contractors Overhead & Profit	£1,379,198
Total Anticipated Contract Sum	£38,157,818
Professional Fees	£1,282,892
Local Authority Fees	£100,000
Employers Other Direct Costs	£3,090,120
Risk Allowance (10%)	£3815781
Internal Fees	£448,765
Employers Contingency (3%)	£1,910,000
Total Project Budget with Contingency	£47,240,000

Option 3 - Potential for a new offsite campus to incorporate an 8FE Secondary School (with ability to expand to 10FE).

A search for potential alternative sites was undertaken focussing on the settlement edge of Ramsey, taking account of the following key constraints:

- Site of 10 – 12 ha (circa 25-30 acres)
- Potential for pedestrian and vehicular access from Ramsey (especially given the potential primary school), ideally of the edge of or within the settlement
- Relatively flat
- Outside of Flood Zone 2 and 3 if possible
- Not impacted by obvious physical constraints
- Having regard to particular planning constraints

On this basis three sites were shortlisted as having the potential for development of a new school. A summary of the sites, their potential cost to acquire and construct an 8 FE secondary school plus 6th form is as follows:

	East of Wood Lane	North of Hollow Lane	North of Biggin Lane
New Build 8 FE secondary School ^{iv}	£23,709,520	£23,709,520	£23,709,520
External works	£6,477,000	£6,240,000	£7,477,000
Inflation and Regulation Changes	£3,818,649	£3,788,679	£3,945,149
Pre-construction & Design Fees	£1,583,515	£1,571,396	£881,062
Contractors Risk Allowance	£664,163	£639,111	£665,478
Total Anticipated Contract Sum	£36,233,279	£35,949,128	£37,432,225
Professional Fees	£1,198,231	£2,387,654	£1,235,399
Local Authority Fees	£100,000	£100,000	£100,000

Employers Other Direct Costs	£1,045,060	£1,045,060	£1,045,060
Land purchase ^v	£3,000,000	£3,000,000	£6,000,000
Risk Allowance (10%)	£4,347,993	£4,313,895	£4,491,867
Internal Fees	£459,245	£455,975	£503,046
Employers Contingency (3%)	£1,090,000	£1,080,000	£1,130,000
Total Project Budget with Contingency	£47,470,000	£47,130,000	£51,940,000

ⁱ Costs based on BB103 space standards and EBD OG benchmark 2018 rates, uplifted to the present day. Based on a Design & Build procurement route using the CCC Design & Build Contractors Framework.

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ⁱⁱⁱ Costs based on BB103 space standards and EBD OG benchmark 2018 rates, uplifted to the present day. Based on a Design & Build procurement route using the CCC Design & Build Contractors Framework.

^{iv} Costs based on BB103 space standards and EBD OG benchmark 2018 rates, uplifted to the present day. Based on a Design & Build procurement route using the CCC Design & Build Contractors Framework.

^v Land purchase costs are scoping only, and have not been subject to any landowner engagement.