

CASE STUDY – OXFORDSHIRE- REDUCTION OF BUILDING COSTS

HEADLINE

CWC, in a joint venture with RLB, were requested by an Oxfordshire Trust to undertake a review of a potential £24.0m capital project that they did not believe was delivering value for money. RLB undertook a thorough assessment of the project; a new 80 bed mental health unit in their given area. They recommended a number of interventions to deliver a better designed building for a much lower cost, providing better value for money whilst managing Client risk.

THE CHALLENGE

In June 2010, CWC and RLB were asked to undertake a review of The Project, as it was considered not to be viable in its current format.

THE APPROACH

CWC undertook a series of challenge workshops, site visits and design reviews with the Trust Staff and the project team to investigate 4 principle areas:

- Assessment of the operational policies for the unit, including an assessment of the requirements for functional space, support space and size of rooms, taking into consideration the operational & clinical requirements of the facility.
- Review the efficiency of the massing of the building and the methods proposed for its construction.
- Review the cost plan and tender package procurement schedules to benchmark against RLB's database of costs & construction market trends for tender prices.
- Challenge the land take of the new facility and what was being made available for disposal.

OUTCOME

The review revealed several defined areas for improvement:

- A revised schedule for accommodation, reducing the required area by approximately 30% or 2,360m².
- The proposed massing of the building necessitated the need for extensive piled foundations and retaining walls & a more efficient form should be developed within the discipline of a structural grid.
- The massing of the building was revised, making it more compact and imposed a planning & structural grid within which the redesign should be undertaken.
- The consolidation of building space requires less land, thus freeing up more saleable land and increasing value.
- To include within the building: a day hospital, outpatient department and CMHT base that would otherwise have been placed at extra cost within the planned community centre to be located on another site.

SAVINGS

As a result of the review CWC were engaged with leading the redesign of the project over an 8 week period to deliver the improvements above, the following outcomes were achieved:

- A better designed, landmark and aspirational hospital building offering more patient services to the community.
- A revised building which delivered an equivalent cost saving of £8.5 million.
- A reduction in area of 2,360m², which permitted the Trust to include additional functions that were planned on another site.
- A reduction in land take of the site releasing over 2 acres of town centre land for sale or development.

THE DELIVERY TEAM

Steven Jenkins was responsible for the work.