



**South Tyneside College**

Dedicated to your success

# Building for Success

Issue 1

NEW • BUILD • LATEST • NEWS • AND • UPDATES



## Welcome to the first edition



Welcome to the Building for Success staff newsletter. The College is moving into an exciting phase with the forthcoming New Buildings and we want to ensure that we all fully realise the opportunities and advantages that the new buildings will offer. The purpose of this newsletter is to keep you all informed about what is going on in relation to the progress and decision making for both the Hebburn and Westoe campuses.

The Building for Success newsletter is in addition to the site on blackboard where information relating to the redevelopment can be viewed. We encourage you to add your views, concerns and issues about the new build. Please take the opportunity to do so by using the blog or

discussion forum. If you are not sure how to do this contact Paul on 3919 or Ralph on 4007.

The new build consultative forum meet regularly and we welcome new group members. If you want to be included in these meetings please contact Adele on **4008**.

As Accommodation Liaison Officers we are here to make sure your views are listened to and we will forward all your opinions to the design team, or whoever is the most appropriate person. Please contact either Paul on **3919** or email [paul.hodgson@stc.ac.uk](mailto:paul.hodgson@stc.ac.uk), or Adele on **4008** or email [adele.townsend@stc.ac.uk](mailto:adele.townsend@stc.ac.uk)

We hope you enjoy the first edition which has articles



introducing the design team and news and views from the new build consultative forum. If you have ideas of what you would like to see included please let us know.  
**Adele and Paul**



## Cost management consultants

Faithful+Gould has been appointed to provide Cost Management services to the College redevelopment.

Their expert approach is totally focused on adding real value and enhancing long term returns on investment, through exceptional levels of service and expertise.

On appointment to the College Gary Marshall, Faithful+Gould Regional Director commented "This is a very important commission for Faithful +Gould both in the North East and Nationally. The experienced team we have dedicated to the project bears this out. As a team we have delivered several major, high profile education projects over the last few years including Bishop Auckland College and Excelsior Academy in Newcastle.

Our consultants are experienced in working alongside client teams, forming a vital part of the decision-making process. From the outset, we will identify your needs and aspirations and match your requirements with appropriate professional experience. We will interrogate your data, question your stakeholders, scrutinise your budget and ensure that nothing is left to chance. We will plan, organise and control the required resources and deliver the determined solution in a timely and cost effective manner.

We have the strength and confidence to satisfy the most demanding of requirements. We will work to help you achieve your business aspirations and bring value through an innovative, integrated and imaginative approach."

# Meet the Project Managers

Our role as Project Managers centre around the Management Project team making sure that the processes and timescales for developing the project are clearly defined. We do this by establishing an overall programme for delivery which pulls together all the strands of the project. This includes;

- timescales for the design of the new facility,
- the disposal of surplus land,
- the procurement of a construction company to build the new facility
- the timing of funding applications to key bodies such as the Learning & Skills Council.

We define from the outset clear processes for the project team to work to including clearly defined communication protocols to make sure that the right people get the right information at the right time.

Our first task it to re-establish the project procedures to make sure all parties aware of their roles and responsibilities. We have also undertaken a review of the overall programme to make sure that the information contained within remains accurate.

A key task is to get early involvement from a Contractor so that advice on how best to construct the building and how best to phase the construction works can be obtained. In order to achieve this, and following a rigorous assessment method undertaken in accordance with European Legislation, we have issued tender documentation to a number of construction companies seeking their proposals for the project.

Our next key steps are to get the contractor on board and working as part of the project team, develop the designs to a more detailed status and develop a more detailed funding application to the Learning & Skills Council for approval of the scheme to proceed to construction.

We will continue to provide updates as we progress through the project. Meet the team who you may come across during the project.



**David Gardner**  
(Account Director)



**Chris Coles**  
(Project Director)



**James Floyd**  
(Project Manager)



**Jason Judson**  
(Strategic Property Advisor)



**Chris Dixon**  
(CDM Co-ordinator)



## the Design Team



**Richard Wise**  
Ryder  
project director



**Peter Barker**  
Ryder  
project leader



**Simon Robertson**  
Ryder  
senior architect



**Jenny Thomas**  
Ryder  
research director



**Nic Merridew**  
Arup  
project director



**Emma James**  
Colour:udl  
project leader

**Peter Barker, architectural director and Ryder project leader introduces members of the design team.**

We are delighted to continue our involvement in the college rebuild and are totally committed to delivering a set of buildings which will enhance the college's world class reputation and help it to deliver its education vision into the 21st century.

We are supported by an experienced and talented team of designers from engineers Arup and landscape architects Colour:udl.

To start with we are reviewing the brief and talking to a wide range of stakeholders - staff, students, local residents, governors, local schools, Sport England, the council, businesses and the public - to make sure we understand their views and requirements for the development. This is very important as a strong brief is the foundation for a successful project. We encourage everyone

to take part.

We are currently holding review sessions with heads of department and service and there will be more open sessions when the academic year begins in September. These will involve students, business partners and the public so everyone will have the opportunity to have their say. Once the brief is properly established we will develop detailed design proposals and submit a detailed planning application to South Tyneside Council before seeking final confirmation of funding from the Learning and Skills Council. Once that is in place we will then be able to see the long anticipated vision become reality!

**To find out more about us see our websites:**

[www.ryderarchitecture.com](http://www.ryderarchitecture.com)

[www.arup.com](http://www.arup.com)

[www.colour-udl.com](http://www.colour-udl.com)

## Discussion Boards

Have you logged onto the New Build Forum on Blackboard yet?

There are a total of nine topics on the discussion boards and if the numbers of posts are anything to judge by, transport and environmental issues are the most popular topics to discuss. Why not browse the boards and have a look at the staff comments?

If you have an opinion about any of the other items, catering, security, safety, other new builds, staffrooms, toilets or confidential office spaces please add your comments onto the threads.

From Neil Smith on the subject of security, "I get the idea from most staff and students that a very extensive

CCTV system would be beneficial. Particularly in shared areas and corridors where it is hoped students will have their personal lockers." Sue Hawley responded to the discussion about transport and asked "has anyone given any thought to pool cars to be used by staff who frequently work off site?" Mark Aspin thinks that any skips should not be located on central thoroughfares.

There are sure to be subjects you would like to discuss that are not listed as yet. Post a new item by sending the subject to Paul and he will start the topic for you.

**Contact Paul on 3919 or [paul.hodgson@stc.ac.uk](mailto:paul.hodgson@stc.ac.uk)**



## New Build Meetings



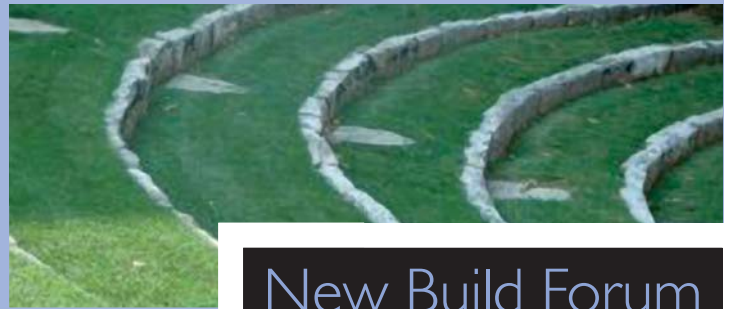
The New Build Consultative Forum has been meeting since February and has discussed a number of topics. Members of the group report back to their own teams so you should already have a good idea about the content of the meetings. There have been healthy debates about transport, washroom facilities, staffrooms and catering.

At the most recent meeting Civic Areas and outdoor social spaces were discussed. Some of the suggestions put forward were;

- At the main entrances to both sites a branded feature common to both sites.
- The anchor should be returned to the main site and placed as a symbol near the new marine school.
- Good seating areas for waiting visitors are essential.
- Picnic areas
- Covered smoking areas should be available and placed away from the main entrance.
- Retain a water feature at the South Shields site



- Use natural materials for any outdoor furniture
- Industrial materials could be used in the landscaping.
- Incorporate breathing spaces such as a butterfly garden
- Use low plants as barriers
- Include some specimen trees e.g. horse chestnut, copper beach, silver birch or oak
- Involve students to create artwork or outdoor furniture and sponsor a prize
- Outdoor teaching areas – wireless connected
- An amphitheatre for outdoor performances
- Utilise spaces for exercise such as a running track around the buildings



## Competition Question

We have recently had a survey carried out of all the existing furniture, fittings and equipment in Hebburn and Westoe. How many chairs do you think the survey said we had? Send your answer to [paul.hodgson@stc.ac.uk](mailto:paul.hodgson@stc.ac.uk) for a chance to win £20 B&Q vouchers. The winner will be drawn randomly from all correct entries.



## New Build Forum – Blackboard

This is where you will find the blog, discussion boards, drawings and plans and many other related links.

The Building for Success newsletter will be a useful way of communicating news to all staff but you will be able to access current and up to date information immediately by logging on to blackboard.

## Factoid

The Learning and Skills Council in October 2007 estimated the cost of building a new FE College in the North East of England to be **£2,672 per m<sup>2</sup>**



## Accommodation Strategy

The design is now progressing at a rapid pace. Attached is the detailed design programme which has been agreed and concept master plans for both campuses.





## South Tyneside College Westoe & Hebburn Campus Redevelopment

**DRAFT MASTER PROGRAMME REVISION 13A - 16 September 2008**



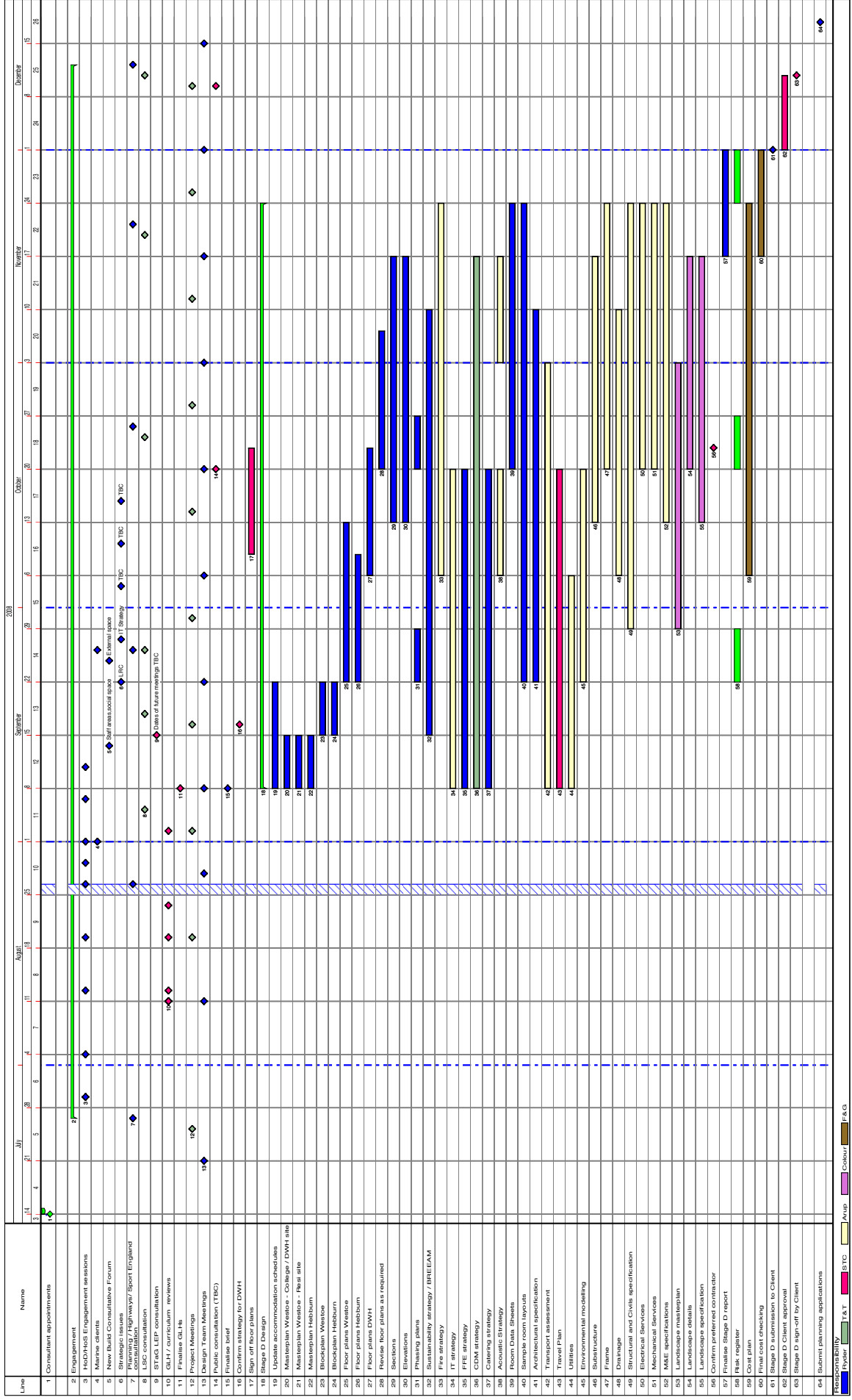
ID	Task Name	Start	Finish	Duration	2009	2010	2011	2012
0	<b>South Tyneside College Redevelopment</b>	Mon 2/10/08	Tue 09/10/12	1187 days				
1	Consultant Team Appointed (Stage D onwards)	Mon 1/4/08	Mon 1/4/08	0 days				
2	<b>Deposit of Waste Site (and others) PROGRAMME TO BE CONFIRMED</b>	Mon 2/10/08	Fri 10/04/09	190 days				
12	<b>Stage D Design</b>	Mon 1/4/08	Wed 10/12/08	108 days				
13	Stage D - Detailed Design	Mon 1/4/08	Fri 14/11/08	90 days				
14	Stage D - Finalise Report and final cost checking	Mon 17/11/08	Fri 28/11/08	10 days				
15	Stage D - Client Approval/Sign Off Period	Mon 18/12/08	Tue 09/12/08	7 days				
16	Corporation sign off meeting	Wed 10/12/08	Wed 10/12/08	0 days				
17	<b>Planning Process</b>	Wed 22/10/08	Fri 20/03/09	108 days				
18	<b>PUBLIC CONSULTATION EXERCISE (DATE TBC)</b>	Wed 22/10/08	Wed 22/10/08	0 days				
19	Finalise Planning Application Package	Mon 01/12/08	Fri 12/12/08	10 days				
20	Submit Planning Applications (One for each site)	Mon 15/12/08	Mon 15/12/08	0 days				
21	Planning Determination Period (13 week period + 1 week for committee date)	Mon 15/12/08	Fri 20/03/09	70 days				
22	Planning Committee	Mon 16/03/09	Mon 16/03/09	0 days				
23	Last Date for issue of Decision Notice	Fri 20/03/09	Fri 20/03/09	0 days				
24	<b>LSC Permission - Detailed Approval</b>	Mon 2/04/09	Fri 1/10/09	76 days				
25	Prepare LSC Application	Mon 2/04/09	Fri 1/10/09	45 days				
26	Submit Final Information to LSC	Fri 1/10/09	Fri 1/10/09	0 days				
27	LSC Local Committee	Tue 23/06/09	Tue 23/06/09	0 days				
28	Papers Dispatched for Capital Committee	Thu 02/07/09	Thu 02/07/09	0 days				
29	LSC National Capital Committee	Thu 09/07/09	Thu 09/07/09	0 days				
30	LSC National Council	Wed 22/07/09	Wed 22/07/09	0 days				
31	Period for issue of Letter Confirming Award	Thu 23/07/09	Fri 3/10/09	7 days				
32	<b>Contractor Appointment</b>	Mon 2/10/08	Mon 2/10/08	0 days				
33	Publish O&EJ Notice	Mon 2/10/08	Mon 2/10/08	0 days				
34	Period for submission of Expressions of Interest (37 calendar days)	Mon 2/10/08	Wed 26/06/09	28 days				
35	Review Returns and Agree Tender List / Prepare Invitation to Tender	Mon 02/06/09	Fri 15/06/09	55 days				
36	Stage 1 Tender Period (40 Calendar Days)	Mon 16/06/09	Mon 29/06/09	31 days				
37	Tender Return	Mon 29/06/09	Mon 29/06/09	0 days				
38	Tender Analysis (including interviews)	Tue 30/06/09	Mon 13/07/09	10 days				
39	Stage 1 Tender Recommendations	Mon 13/07/09	Mon 13/07/09	0 days				
40	Corporation Sign-Off Meeting	Wed 22/10/08	Wed 22/10/08	0 days				
41	Contractor to work with Team to develop Stage D	Mon 27/10/08	Fri 2/11/08	25 days				
42	Stage 2 Process (Work Package Preparation & Sub-contract tendering)	Mon 15/12/08	Fri 2/10/09	120 days				
43	Design Stage E	Mon 15/12/08	Fri 2/10/09	55 days				
44	Stage E GMP	Mon 07/06/09	Fri 2/10/09	10 days				
45	Stage E - Client Approval/Sign off Period	Wed 2/10/09	Tue 07/07/09	10 days				
46	Corporation Sign-Off Meeting	Wed 08/07/09	Wed 08/07/09	0 days				
47	Finalise Contract Documents (Final period during LSC Consideration)	Mon 22/06/09	Fri 2/10/09	25 days				
48	Intent to Award Contract	Fri 2/10/09	Fri 2/10/09	0 days				
49	10 day Standstill Period	Mon 2/10/09	Tue 04/09/09	7 days				
50	Appoint Contractor/Award Contract	Tue 04/09/09	Tue 04/09/09	0 days				
51	Design team invited	Tue 04/09/09	Tue 04/09/09	0 days				
52	<b>Construction</b>	Mon 22/06/09	Tue 09/10/12	882 days				
53	Construction Design Information (At Risk)	Mon 22/06/09	Fri 2/10/09	25 days				
54	Mobilisation	Wed 05/08/09	Tue 25/09/09	15 days				
55	<b>Westoe Campus</b>	Wed 05/08/09	Tue 09/10/12	816 days				
56	Demolition - Phase 1	Wed 26/08/09	Tue 08/09/09	10 days				
57	Construction - Phase 1	Wed 09/09/09	Tue 02/11/10	300 days				
58	Client FF Out - Phase 1	Wed 22/09/10	Tue 16/11/10	40 days				
59	Demolition - Phase 2	Wed 17/11/10	Tue 08/02/11	60 days				
60	Construction - Phase 2	Wed 12/01/11	Tue 22/05/12	395 days				
61	Client FF Out - Phase 2	Wed 14/03/12	Tue 05/09/12	60 days				
62	Demolition - Phase 3	Wed 06/09/12	Tue 25/09/12	80 days				
63	Landscaping - Phase 3	Wed 15/09/12	Tue 09/10/12	40 days				
64	<b>Hebburn Campus</b>	Wed 26/08/09	Tue 11/09/12	736 days				
65	Demolition - Phase 1	Wed 26/08/09	Tue 25/09/09	25 days				
66	Construction - Phase 1	Wed 30/09/09	Tue 23/11/10	300 days				
67	Client FF Out - Phase 1	Wed 13/10/10	Tue 07/12/10	40 days				
68	Demolition - Phase 2	Wed 27/10/10	Tue 04/01/11	50 days				
69	Construction - Phase 2	Wed 05/01/11	Tue 15/09/12	395 days				
70	Client FF Out - Phase 2	Wed 19/05/12	Tue 07/09/12	60 days				
71	Demolition - Phase 3	Wed 27/09/12	Tue 21/09/12	40 days				
72	Landscaping Phase 3	Wed 19/07/12	Tue 11/09/12	40 days				



# Ryder

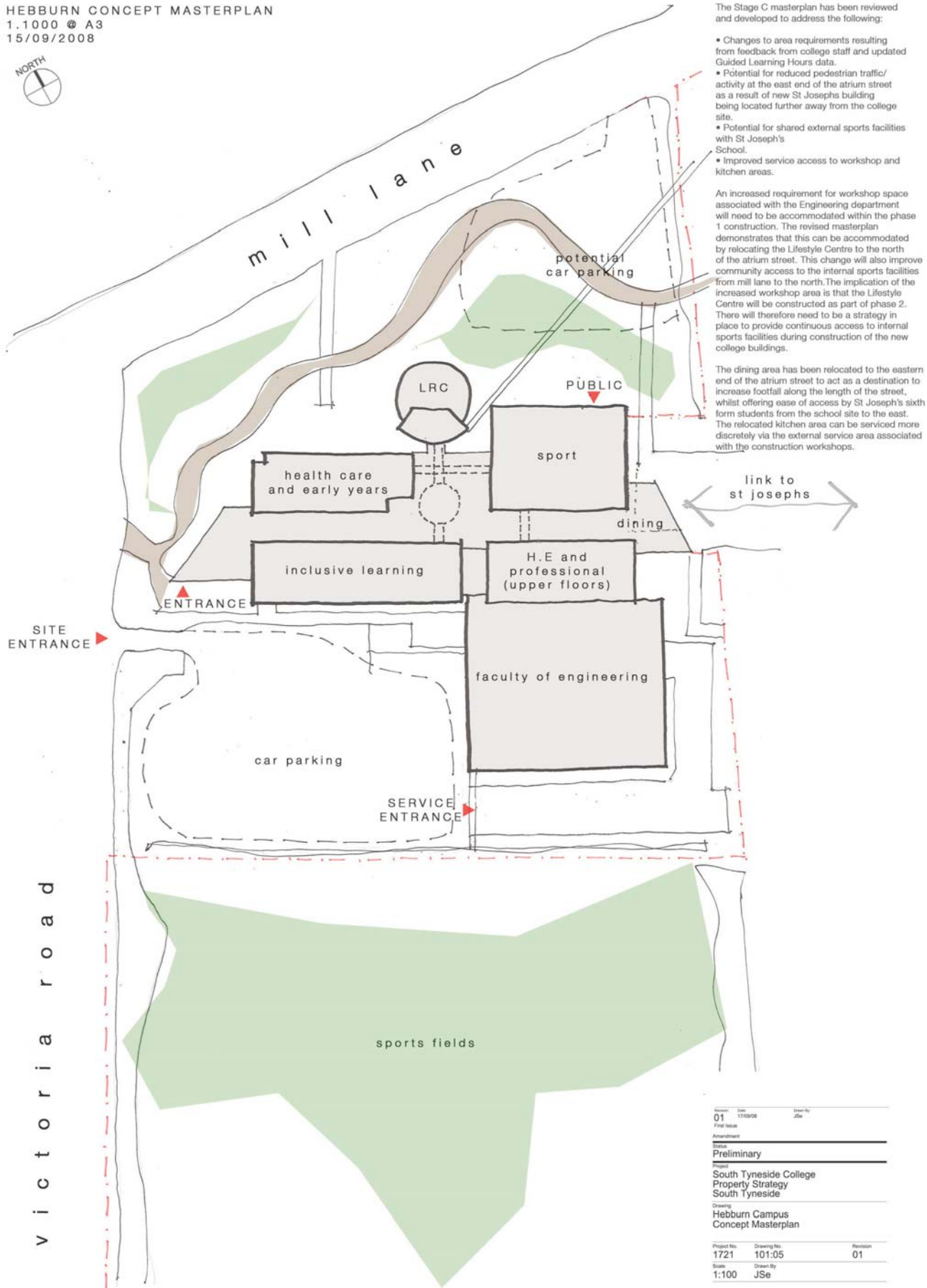
**South Tyneside College  
Building For Success  
Engagement and Stage D  
Revision 1**

18/09/2008





HEBBURN CONCEPT MASTERPLAN  
1.1000 @ A3  
15/09/2008



The Stage C masterplan has been reviewed and developed to address the following:

- Changes to area requirements resulting from feedback from college staff and updated Guided Learning Hours data.
- Potential for reduced pedestrian traffic/activity at the east end of the atrium street as a result of new St Josephs building being located further away from the college site.
- Potential for shared external sports facilities with St Joseph's School.
- Improved service access to workshop and kitchen areas.

An increased requirement for workshop space associated with the Engineering department will need to be accommodated within the phase 1 construction. The revised masterplan demonstrates that this can be accommodated by relocating the Lifestyle Centre to the north of the atrium street. This change will also improve community access to the internal sports facilities from mill lane to the north. The implication of the increased workshop area is that the Lifestyle Centre will be constructed as part of phase 2. There will therefore need to be a strategy in place to provide continuous access to internal sports facilities during construction of the new college buildings.

The dining area has been relocated to the eastern end of the atrium street to act as a destination to increase footfall along the length of the street, whilst offering ease of access by St Joseph's sixth form students from the school site to the east. The relocated kitchen area can be serviced more discreetly via the external service area associated with the construction workshops.

Issue	Date	Drawn By
01	17/09/08	JSe
First Issue		
Amendment		
Status		
Preliminary		
Project		
South Tyneside College Property Strategy South Tyneside		
Drawing		
Hebburn Campus Concept Masterplan		
Project No.	Drawing No.	Revision
1721	101:05	01
Scale	Drawn By	
1:100	JSe	



The Stage C masterplan has been reviewed and developed to incorporate some significant changes to the design brief including:

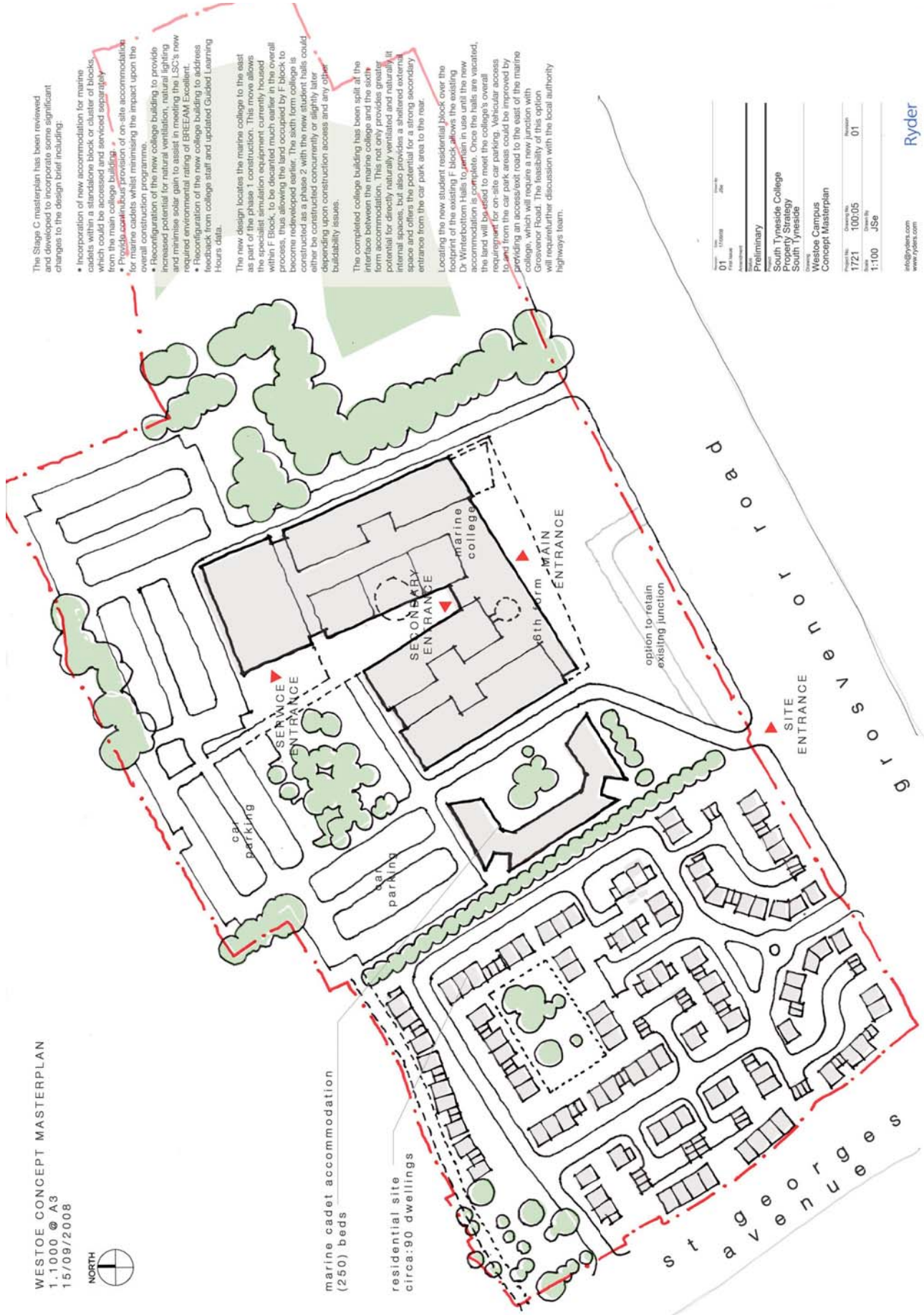
- Incorporation of new accommodation for marine cadets within a standalone block or cluster of blocks, which could be accessed and serviced separately from the main college building.
- Provide a continuous provision of on-site accommodation for marine cadets whilst minimising the impact upon the overall construction programme.
- Reconfiguration of the new college building to provide increased potential for natural ventilation, natural lighting and minimise solar gain to assist in meeting the LSC's new required environmental rating of BRECAM Excellent.
- Reconfiguration of the new college building to address feedback from college staff and updated Guided Learning Hours data.

The new design locates the marine college to the east as part of the phase 1 construction. This move allows the specialist simulation equipment currently housed within F Block, to be decanted much earlier in the overall process, thus allowing the land occupied by F block to become redeveloped earlier. The sixth form college is constructed as a phase 2 with the new student halls either be constructed concurrently or slightly later depending upon construction access and any other buildability issues.

The completed college building has been split at the interface between the marine college and the sixth form college. This split will not only provide greater potential for directly naturally lit and well ventilated internal spaces, but also provides a sheltered external space and offers the potential for a strong secondary entrance from the car park area to the rear.

Locating the new student residential block over the footprint of the existing F block allows the existing Dr Writebottom Halls to remain in use until the new accommodation is complete. Once the halls are vacated, the land will be used to meet the college's overall requirements for on-site car parking. Vehicular access to and from the car park areas could be improved by providing an access/road to the east of the marine college, which will require a new junction with Grosvenor Road. The feasibility of this option requires further discussion with the local authority highways team.

WESTOE CONCEPT MASTERPLAN  
1:1,000 @ A3  
15/09/2008



01	15/09/08	Site
Preliminary		
South Tyneside College		
Riverside Campus		
South Tyneside		
Westoe Campus		
Concept Masterplan		
1721	100/05	01
1:100	JSE	

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