



South Tyneside College

Dedicated to your success

Building for Success

Issue 2

NEW • BUILD • LATEST • NEWS • AND • UPDATES

Things are moving rapidly and floor plans for both sites have now been issued.



Contractors for the works have been appointed. (see article on next page) The contractors are being procured under a two stage design and build process. During the first stage of the process the contractor will be engaged to assist in the design process and provide phasing and buildability advice to our project team. The second stage of the process (i.e. the construction works) will commence once our application in detail has hopefully been approved by the LSC by the end of July 09.

We currently remain on programme.

It is still proposed to commence works next summer (August 2009) with both projects running concurrently with a phased programme for completion and the works all completed within a 36 month period. A more precise construction programme will be developed with the successful contractors BAM and Surgo. The latest news on the Halls is on the whole positive. The LSC are broadly supportive of our aspirations to build



new halls of residence for 250 cadets.

With respect to the radar station there has been some interest from the fairground in acquiring the site but nothing concrete to date. The Crèche Bungalow site is now sold, subject to contract. The bungalow has been acquired by Noah's Ark Nurseries which is great news. Knight Frank have been engaged to control the sale of the Westoe surplus land site.

A PR strategy for the next 3 months has been developed. Walk in sessions are also arranged in order to consult with the public on our new build proposals and keep our neighbours fully informed of progress.

A Furniture, Fittings and Equipment survey has been undertaken under recent weeks. When the survey is finalised we will then determine which FFE needs to be replaced and provided for in the new build, which FFE is suitable for transfer and which FFE can be disposed of. BREEAM

assessments have commenced and we are striving to obtain an excellent rating. Works have also commenced on the ICT strategy and other specialist services such as Catering. Traffic Impact Assessments at both sites have been undertaken and the results should be known shortly. Archaeological desk top surveys, ecological surveys, underground utility and drainage surveys, topographical surveys etc are all being planned or are in progress during this busy period.

As you can imagine there are a lot of other tasks being undertaken or to be undertaken to try and ensure the success of the project.

There is a lot going on and a lot to do but progress to date has been good and we need to keep the momentum going to start on site next summer.

Jim Petterson
Director of Estates

BAM Construction North East Ltd



Company Overview

BAM Construct UK Ltd is one of the country's construction services organisations, operating from 11 regional offices nationwide. The Company is part of the European wide Royal BAM Group.

BAM have built a reputation on trust, reliability and delivering high quality projects. We achieve this through our extensive Education Sector knowledge and combining it with experience and a collaborative approach to deliver visionary and sustainable learning environments.

BAM Construction North East Ltd are extremely delighted and privileged to be selected to deliver the redevelopment of the Westoe Campus for the College.

An Introduction to the BAM Project Team

Our project team believe that through working in collaboration with the College in a true partnering and cohesive manner will provide the ideal platform to deliver a memorable, outstanding and landmark College facility at the Westoe Campus. Andrew Warwick, Construction Director for the region along with his carefully selected project team bring extensive experience in redeveloping the live Westoe College campus.

The BAM project lead to deliver the Westoe Campus will be Andrew Warwick closely supported by Richard Tyler the Project Manager and Commercial Manager Paul Gallon. In turn BAM have selected a highly experienced team of commercial, design and construction personnel. Throughout the duration of the project a dedicated client liaison contact will be provided and supported by BAM's customer care team.

Our Objectives and Vision for the College

BAM's principal focus in delivering the Westoe campus redevelopment will be exceeding the College's own expectations relating to all aspects of a achieving a successful delivery. Working closely with the design team and College, BAM will promote a collaborative approach to meet these expectations. Our initial focus is to truly

identify and understand the key drivers relating to the redevelopment of the Westoe Campus. Health and Safety and Quality will be key drivers for the project.

BAM appreciate that South Tyneside College has established, long term community relations with local residents and businesses at both Mill Lane at Hebburn and St George's Avenue at South Shields. We are also extremely aware of the importance of external business relations with the shipping industry and how they support the College through Marine education in terms of revenue.

Throughout and beyond the redevelopment at Westoe BAM shall ensure these relationships are not only upheld but further strengthened.

It is of paramount importance to understand the ethos behind the College and how they relate to the people of South Tyneside, the students who will grow and develop through working at the College and the stakeholders involved in delivering first class teaching

We shall ensure that throughout the project we keep the College and local community informed of our activities and work collaboratively with the College and the local community, through the production of site newsletters and a dedicated, innovative project website. Within this section we further highlight our appetite to deliver this tremendous project and help the College further its reputation as a world class teaching and Marine College facility.

BAM are proactive in engaging with selected working groups and organisations involved in the delivery of South Tyneside College and shall interface with the many interested organisations which deal with training initiatives and labour programmes.

■ Hughie Clarke

Business Development Manager
BAM Construction North East Ltd.

Meet the construction team

Local contractor, **SURGO Construction**, has been awarded the contract to redevelop the Hebburn Campus. Recognised as a regional champion of high quality construction within the education sector, one thing which is key to SURGO's success is its team, whose combined experience and dedication to ensuring the successful delivery of projects is second to none. All are known for their skills as team players who engage in a positive way with other project partners, end users and the local community to overcome the type of challenges that will inevitably arise as the project progresses.

Speaking about the opportunity to work on such a prestigious project, which will raise the bar in education in the area, director, Jeff Alexander said: "We are delighted to be working with South Tyneside College to provide this excellent facility and are particularly pleased that, as a regional contractor, our past results and experience of working on similar projects have been recognised by the selection panel. The process of further design development and planning is progressing and we look forward to commencing work on site next year."



James Walker
Project Director



Jeff Alexander
Procurement Director



Jack Downey
Principal Project Manager



Brian Reston
Design Manager



Darin Stevens
Planning Engineer



Ron Waters
Estimator

Travel Pattern Survey



Many thanks to everyone who took part in the recent Travel Pattern Survey. In total we obtained 672 responses. As I'm sure you'll all remember completing the survey entered you into a prize draw to win £20 in vouchers. Congratulations to **Jennie Towers** (nee: Milburn) who was randomly selected as the winner.

Landscape Masterplans



Following extremely useful (and lively) engagement sessions with staff and the New Build Forum, colour : urban design limited has now produced initial landscape masterplans showing concept external layouts for both the Westoe and Hebburn sites, working closely with Ryder Architecture.

At Westoe proposals draw inspiration from forms found in contemporary marine engineering, and show the creation of a number of different spaces using changes in level to create "activity decks" for dining, drop-off and recreation.

The main building frontage is complemented by the creation of college gardens along Grosvenor Road which include a generous entrance square for meeting and occasional outdoor events, a grass amphitheatre for external performance and socialising, planted

garden areas for peaceful seating and horticulture and a pond where we hope to relocate the college fish! As many of the existing trees will be retained as possible, balanced with the provision of as much car parking as possible to try to relieve the current pressure on surrounding streets.

At Hebburn landscape forms are inspired by the shapes created during the process of welding metal sheets together. A parkland environment is intended along Mill Lane potentially to include exciting changes in level, flexible grassed areas and a new gateway feature at the junction with Victoria Road to both announce arrival at the

college and 'protect' the site from visual intrusion of the junction.

A civic entrance space then would lead to a less formal, sunny socialising area next to site horticultural gardens and multi-use games area. External dining space and workshop areas will also be created.

In order to provide a unified college brand across the two sites some common elements will be introduced including water features, seating and feature walling to define spaces and use of some common materials.

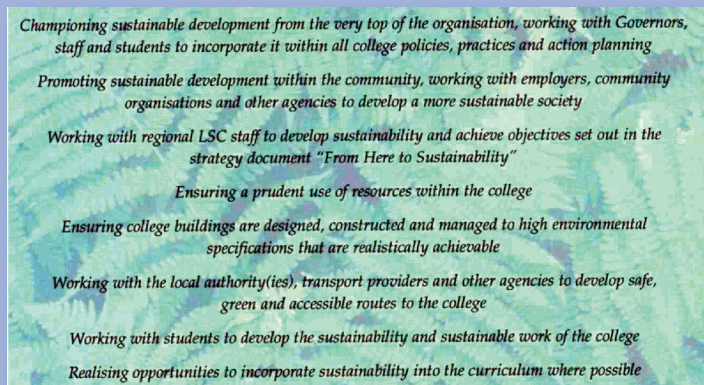
Proposals are currently being developed to the next level of detail in liaison with South Tyneside Council and the rest of the design team – we have found your views both stimulating and helpful, and hope that we have responded to your aspirations for the new development.



The Environmental Association for Universities and Colleges EAUC

The College is one of over 200 Further and Higher Education Institutions across the UK who are members of EAUC. The EAUC is leading the way in integrating sustainability and environmental management in to the business management and curriculum of colleges and universities in the UK.

We have signed a declaration which commits the College to:



A key role for the EAUC is the information and best practice sharing amongst the wealth of experience and skill within the membership. As a member-led Association, they help to meet the needs of Members as sustainable development becomes a mainstream strategic, operational and curriculum issue for the Further and Higher Education sector. They work closely with strategic partners, as well as with National and Local Government, Funding Councils and Regulators. Training and advice is available to Members and they also play a prominent role in the development of policy and strategy within the sector.

Public Consultations

Members of the project team will be in attendance build exhibitions to answer questions at both campuses.

At the Hebburn campus everyone is invited to come along to view the new plans and proposals and meet the project team on 26th November from 11.00am to 3.00pm and on the 27th November from 4.00pm to 8.00pm. The exhibition and project team will be at the South Shields campus on 3rd December 11.00am to 3.00pm and on the 4th December 4.00pm to 8.00pm. This is a great opportunity for the local residents and the wider community to view the plans for our exciting projects and have a chance to comment on the proposals.

Other new Builds

The Learning and Skills Council states that "Modern, fit-for-purpose learning environments should be an entitlement for all learners", and it is making significant capital investment in transforming Further Education colleges. Major projects completed in our region include Newcastle college £28.6m, Gateshead college £32.5m, New College Durham £35.3m and Darlington College £32.7m.



Staff who have visited other colleges new structures thought that Gateshead definitely had the wow factor and a nearby sixth form college has won a design excellence award.

Usworth Sixth Form College, Sunderland, was joint winner of the prestigious Further Education Design Excellence Awards 2008 along with Matthew Boulton College, Birmingham.

?? million is being invested to develop the vibrant new structures for our College and the regeneration will vastly improve both areas at South Shields and Hebburn. This is a really exciting time for all of us and now that the floor plans are approved you can become involved with decisions about many other aspects such as furnishings and outdoor landscaping. Take a look at some other new builds and if you have any opinions or ideas why not add to the discussion boards on blackboard.



Drop in Sessions

You will all have had a chance to look at the recent plans and staff have been meeting with the architects to iron out final issues. When these consultations are complete the plans will be effectively 'frozen'. The drawings will then be assessed by electrical and mechanical consultants to look at power requirements, services access and heating and ventilation.



New Build Meetings



The new build consultative forum meetings are continuing with healthy debates and discussions. Areas for both support and lecturing staff were considered and some of the points for discussion were:

- Support staff will need appropriate work areas according to variance in disciplines (eg science preparation rooms)
- Security issues must be considered for finance
- Central administration office areas can be open plan within each department
- Consider movement of materials around the college – service lifts where necessary
- Full time lecturing staff need a dedicated desk
- Students value access to lecturers so this must be maintained in some way.

At the next meeting the forum will be looking at classroom/learning space sizes and at the style, size and shape of furniture.

Factoid

What is BREEAM?

Building Research Establishment (BRE) Environmental Assessment Method' – BREEAM is a tool for assessing the environmental performance of buildings and sets the stand for best practice in sustainable development.

BREEAM assessments award credits in eight categories: management, health and wellbeing, energy, transport, water, materials and waste, land use and ecology, and pollution. An environmental weighting is applied to each of these credit scores. They are added together to give an overall score that signifies a BREEAM rating of 'Pass', 'Good', 'Very Good' and 'Excellent'.

For more detailed information about these assessment methods log onto the New Build Consultative Forum on and go to resources where you will find a fact file and a presentation about the cost of achieving BREEAM ratings.

Competition Question

Well done to Kathleen Kane who had the closest answer of the chair survey question. The total number of chairs counted at both sites was 5191.

For a chance to win £20 of vouchers why not have a go at this easy question?

- What are the names of the three selected artists?



Get involved! <<<<<<<<

The new build newsletter is an excellent way to ensure all staff are kept up to date with progress but you will have noticed that developments are happening weekly if not daily. Please make sure you keep up to date by logging onto the Blackboard New Build site. It has all of the latest documents and plans to view and an opportunity to discuss various topics. You can add photos of other new college buildings and share ideas. Log on now, take a look at the resources and find out what other staff have to say about our future College new build!

http://blackboard.stc.ac.uk/webapps/portal/frameset.jsp?tab=community&url=%2Fbin%2Fcommon%2Fcourse.pl%3Fcourse_id%3D_733_1

