



## £6.2M Rochester Riverside Primary School

### Client

Countryside Properties

calfordseaden was appointed by Countryside Properties (UK) Limited to provide Employer's Agent and Clerk of Works services for the provision of a new primary school at Rochester Riverside.

### Duration

2019 - 2022

calfordseaden was tasked with tendering an existing design commissioned by Countryside for construction under a Design and Build form of Contract.

### Services

Employer's Agent  
Clerk of Works

Upon the receipt of tender returns it was obvious that the proposed design did not match budgetary constraints, so calfordseaden undertook a Value Engineering exercise which enabled Countryside to progress with a full scheme re-design to fall within the available budget.

### Contract

Design & Build

calfordseaden prepared and issued Contract Documents which allowed Countryside to place the risk of the resubmission to the local Planning Authority, along with the subsequent construction and costs associated with the Contractor.

### Funding

Private

The resubmission to planning was arranged within a duration of approx. 6 weeks with this being issued 06 March 2020 for review by the Local Authority.

Construction works are due to commence on site in March 2021, it is hoped that the school will be operational for the academic year commencing September 2022.

Challenges included:

- Being brought into the scheme following the completion of the initial planning stage design with extremely tight deadlines being set by the Developer
- Coordination with the wider development site
- Site was adjacent the high speed railway line into Kings Cross St Pancras, as such there is a BAPA (Basic Asset Protection Agreement) in place with Network Rail which required the Contractor to submit a large amount of technical information to Network Rail prior to being approved to commence certain packages of works.