



FINAL REPORT

CRAIGMORE HIGH SCHOOL REDEVELOPMENT

274TH REPORT

OF THE

PUBLIC WORKS COMMITTEE

Tabled in the House of Assembly and ordered to be published, October 17 2007

Second Session, Fifty-First Parliament

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THE PUBLIC WORKS COMMITTEE

The Public Works Committee is established pursuant to sections 12A, B and C of the Parliamentary Committees Act, 1991, proclaimed February 1992.

The following members constitute the Seventeenth Public Works Committee as reconstituted on 24 April 2007:

Ms Vini Ciccarello MP (Presiding Member)

Hon Trish White MP

Mr Tom Kenyon MP

Mr Michael Pengilly MP

Mr David Pisoni MP

Principal Research Officer:

Mr Keith Barrie

Administrative Officer:

Ms Laura Melino

THE FUNCTIONS OF THE COMMITTEE

Section 12C of the Parliamentary Committees Act defines the functions of the Public Works Committee as:

- (a)** to inquire into and report on any public work referred to it by or under this Act, including-
 - (i)** the stated purpose of the work;
 - (ii)** the necessity or advisability of constructing it;
 - (iii)** where the work purports to be of a revenue-producing character, the revenue that it might reasonably be expected to produce;
 - (iv)** the present and prospective public value of the work;
 - (v)** the recurrent or whole-of-life costs associated with the work, including costs arising out of financial arrangements;
 - (vi)** the estimated net effect on the Consolidated Account or the funds of a statutory authority of the construction and proposed use of the work;
 - (vii)** the efficiency and progress of construction of the work and the reasons for any expenditure beyond the estimated costs of its construction;
- (b)** to perform such other functions as are imposed on the Committee under this or any other Act or by resolution of both Houses.

PART ONE : PREAMBLE AND PROJECT SUMMARY

1.1 Term of Reference

Parliamentary Committees

Parliamentary Committees have the specific task of examining individual initiatives, projects or policies of the government of the day, or issues of importance to society as a whole. Standing Committees are created by Act of Parliament and charged with the ongoing examination of subject categories such as public works.

Parliamentary Committees are made up of both government and opposition Members, with numbers of each calculated according to rules which reflect the numbers of seats each group holds in the Parliament. Much of the Committee process is open to the public, and completed reports are public documents.

This Project

The Department of Education and Children's Services (DECS) has referred the Craigmores High School redevelopment project to the Public Works Committee pursuant to the requirements of the Parliamentary Committees Act 1991. Please refer to the "Functions of the Committee" on the previous page for a full description of the Committee's tasks.

1.2 Further Reporting to the Committee

DECS must notify the Committee immediately in writing should there be substantial changes to the nature of the project or the evidence provided to the Committee. To enable appropriate monitoring of the project, DECS must also provide quarterly reports to the Committee on the progress of construction. Pursuant to section 12C (vii) of the Act, these reports must outline the efficiency and progress of construction and provide an explanation of any expenditure beyond the estimated costs quoted in this report. Evidence of any substantial changes to, or the withdrawal of, any approval (provisional or otherwise) must also be relayed to the Committee immediately with an appropriate explanation, and an assessment of the probability of a suitable resolution.

In addition, the Committee requires that it be notified of the proposed date for the commissioning of the works.

The Committee has the authority under Section 16 (1)(c) of the Parliamentary Committees Act to reopen investigations into any project for the purpose of further examination and monitoring.

1.3 Scope of This Report

This Report examines the history of the proposal and the efficacy of the application of South Australian taxpayer funds to the Craigmores High School redevelopment project. The Report structure is guided by, and largely limited to, the terms of the Parliamentary Committees Act. It describes, in summary, the evidence presented to the Committee and concludes with a brief summary incorporating findings and recommendations.

Detailed evidence upon which the Committee's decision is based is held in Parliament and, in most cases, can be examined by making an application to the Committee Administrative Officer.

1.4 Project Background

The upgrade of Craigmore High School was announced in the 2006/07 DECS Capital Works Program.

There are 13 buildings on site comprising 9 of solid construction, 1 DEMAC and 3 of timber construction:

- The DEMAC houses a music suite. Drama is taught from one of the timber construction buildings. The top floor of building 3, known as the Flexible Teaching Unit (FTU) provides 3 individual common teaching spaces and 8-9 open plan common teaching spaces, making it an inefficient use of space. Administration and Resource Centre facilities do not meet current DECS accommodation standards. Buildings 2 and 2A provide permanent accommodation housing common teaching areas and Science facilities.
- The redevelopment of building 2A, accommodating Science facilities, installation of a lift and upgrade of Technology facilities in buildings 4A and 4D were completed in 1999.
- Common teaching areas, Art, Home Economics, Shelter Shed, Change Rooms and a Gym are in solid accommodation.
- Timber buildings also accommodate common learning areas
- The school's car park is located to the southwest of the Administration / Resource Centre building. The main entry to the Administration building is on the northern side.

PART TWO: EVIDENCE PRESENTED TO THE COMMITTEE

2.1 *The Current Proposal*

The project proposed by DECS involves the redevelopment of the Craigmore High School at an estimated cost of \$4.42 million (excluding GST) to accommodate a maximum of 900 students. Future enrolment growth will be accommodated via the DECS *'Core-Plus Policy'*.

The facility provisions are summarised as follows:

- The construction of a new Performing Arts suite, which includes teaching spaces for music and drama and a flexible performance area.
- The relocation and refurbishment of the Resource Centre, including 3 adjacent common learning areas.
- The refurbishment of the Administration area, including 2 adjacent common learning areas.
- The provision of a new covered link way between Building 2A which has a lift and Building 3 which will house the new Resource Centre.
- The removal of surplus accommodation, following review of the school's enrolments at the completion of the redevelopment works.

The project has considered the requirements of the Disability Discrimination Act with respect to making provision for persons with disabilities. The project will be fully certified in accordance with legislative requirements.

The accommodation is planned to be located on the existing Craigmore High School site with boundaries on Hanson Road, Uley Road, Park Lane Boulevard and Jamieson Road Smithfield. The Certificate of Title references for the site are CT 5682/883 and CT5142/484 registered in the name of the Minister for Education and Children's Services. There are no outstanding land purchase transactions or agreements beyond the formal construction contract to be completed to advance this project.

The materials palette includes:

- Charcoal split-faced concrete veneer blockwork to the new performing arts centre external and internal walls, chosen for graffiti resistance, acoustic performance, and to tie in with the existing cream splitface concrete blockwork.
- Laminated glass and coloured polycarbonate lining will feature on the western side of the new steel and concrete walkway. The steel columns will be painted bright colours to liven the existing buildings it connects.
- Brightly painted expressed joint compressed fibre cement lining to the new feature performing arts centre canopy.
- Roof lining shall be zincalume finish with gutters, rainwater heads and downpipes to match.
- New windows shall be natural anodized aluminium commercial frames.
- Charcoal concrete unit paving is proposed externally for durability and future ease of access to services underneath.
- Slotted plywood internal lining, chosen for acoustic performance to the music and drama suites, with plasterboard with 1200mm high face plywood to teaching areas, and flush plasterboard to staff areas.
- New ceilings will be a mix of flush plasterboard and acoustic tiles depending on the specific requirements of the spaces.
- Soffit linings will be a combination of painted fibre cement and painted exterior grade plywood.
- Floor linings will consist of linoleum or PVC free vinyl for resilient sheet flooring and pure wool carpeting with jute backing. Fibreboard products will be low formaldehyde. All paints, varnishes and stains used within the school will be low-volatile organic compound (VOC) or no-VOC.

2.1 The Current Proposal (cont.)

A staged construction program for completion of works has been developed in consultation with the school to minimise disruption and ensure smooth school operations.

A summary of the schedule of accommodation is provided below:

Building	Existing Area (m2)	Area After Redevelopment (m2)
Building 1	975	975
Building 2	1627	1627
Building 2A	1066	1066
Building 3	1965	1965
Building 4	674	861
Building 4A	1041	1041
Building 4B	295	295
Building 4C	690	690
Building 4D	221	221
Building 5	42	42
Building 6	211	0
Building 13	375	0
Building 14	300	300
Building 15	200	200
TOTAL	9682 m2	9363 m2

This schedule is in accordance with DECS standards and policies.

Design solution

The Craigmore High School was opened in 1970 to cope with the rapid increase in enrolments as a result of the development and expansion of industry in the Elizabeth area during the 1960s. Development is predominantly within existing buildings, however new construction in the Performing Arts area is proposed to provide a contemporary, modern feel to the school.

Building 1 will be redeveloped to accommodate Administration and teaching spaces. This will include a reorientation of the general office and main entry to provide a visible gateway and main entrance to the school, and a new separate student foyer and entry directly off the main quadrangle. Better connection will be established between the general office and student reception back of house areas. A general rationalisation of office areas and staff preparation, and two new senior student classrooms divided by an operable wall will also occur.

2.1 The Current Proposal (cont.)

Level 1 of Building 3 will be redeveloped to provide new Resource Centre facilities and 3 common teaching spaces. The new library layout provides excellent sightlines from the reception, office, and work areas, with an open plan teaching space and connected staff rooms.

A covered link-way to address the requirements of the Disability Discrimination Act will provide access between Building 2A that houses a lift and Building 3, and also become a feature entry to the new resource centre.

The existing shelter shed within Building 4 will be redeveloped to provide a new Performing Arts facility. A new 187m² extension to the north will house the music department with two permanent music teaching rooms plus two practice rooms, and a staff preparation area overlooking the main courtyard area. The existing shed structure will be refurbished into a new multi purpose space which can be divided into two drama studios or integrated to form one performance space with theatrical lighting, control box and tiered seating. A canopy cantilevered off the new music centre walls will create a focus for the existing quadrangle and an identity for the new performing arts centre.

The existing canteen will be significantly improved by creating a new external servery and rationalising the internal layout. A new canopy will create a shaded outdoor dining space and feature for the quadrangle.

Replacement of the site water mains will address the repeated failure of the system.

Removal of surplus accommodation will reduce long term maintenance costs, provide space for the future expansion of on-site parking and improve the aesthetic appeal of the site.

The application of contemporary interior space planning principles and selection of materials will provide a best practice 'whole of life' solution for each facility – in terms of cost, health and maintenance.

There are no development constraints.

Construction Issues and Sequencing

In determining the sequence of the proposed building works the following considerations have been made:

- student, staff and public access needs
- teaching functions to be maintained
- construction timelines
- Contractors' access.

Temporary fencing will be erected to limit access by both students and staff during the course of construction works. However, there will be times when a crossover of contractor/staff and students will occur, and appropriate management procedures will be put in place to suit those requirements.

General teaching facilities services will not be affected, other than requiring temporary relocation within existing facilities.

With these plans in place it is not anticipated that there will be a significant impact on the school's teaching delivery during the redevelopment.

2.1 The Current Proposal (cont.)

Staging and Continuity

The requirements for staging can be met within the design that can be constructed while maintaining air-conditioning and electrical services to the operating school areas.

The location of the builder's site compound may vary depending upon the particular stage of works but the contract will require the Contractor to take action to protect persons and property from construction.

2.2 Consultation

The Principal, the staff of the school and the District Director endorse the redevelopment and scope of works in this project. Throughout each stage of this project the Governing Council and staff of the School have been closely involved with direct representation on the project development group.

During the concept planning stage, care has been taken to consult widely to ensure the needs of all stakeholders have been considered.

The acquittal process for this project has included reviews by a number of personnel, units and agencies, which have had input into the production of the documentation for this project. These include:

- DECS
- DTEI
- Relevant local district education office.

The Department of Treasury and Finance (DTF) has evaluated the financial information presented and considers that it is in accordance with the DTF guidelines.

The Crown Solicitor has been briefed on this project and considers that it has been developed in accordance with the legal requirements and accepted procedures and guidelines. No outstanding issues were identified.

The Office of Sustainability and Climate Change has acquitted the project against the DTEI Guidenote "Ecologically Sustainable Development in Planning and Design" and is consistent with the objectives and requirements of the Government Energy Efficiency Action Plan.

The Committee accepts that the proposing agency has undertaken all appropriate agency and community consultation.

2.3 Aboriginal Heritage

The Committee accepts that investigations undertaken by the proposing agency indicate that the proposed works will have no impact upon any sites of Aboriginal significance.

2.4 Heritage Buildings

The Committee is satisfied that investigations undertaken by the proposing agency reveal that there are no heritage listed buildings on the site that will impact on the proposed works.

2.5 Ecological Sustainability

The agency recognises the importance and benefits of incorporating Ecologically Sustainable Development (ESD) principles into the new and redeveloped facilities. In particular the project team recognises that a facility with good environmental qualities will provide a positive work environment for students and staff. It also consumes less energy, reduces waste and encourages reuse of resources which will provide benefits for both the school facility itself, and for the wider community.

Initiatives by the consultant team include maximising the existing structures' thermal performance potential when refurbishing existing buildings; maximising daylight and natural ventilation opportunities in the new extension and installing high efficiency T5 lighting.

The majority of the project scope is in the refurbishment of existing buildings, with only a small extension (facing north). However, best practice passive design elements have been incorporated into the design of the new building. The two drama rooms are flexible multi-purpose spaces inserted into the existing school hall structure which has no access to natural light or ventilation. This is beneficial to the acoustic and lighting performance of the spaces, and is managed with an efficient HVAC system with outside air with heat transfer.

The thermal construction of the walls, roof and ceiling, glazing and shading in the new extension will exceed the requirements of Section J of the Building Code of Australia. External shading to glazing subject to direct sunlight will be provided.

Glazing with low thermal transmission coefficients, and low shading coefficients will be selected where practical. This will help to effectively reduce the amount of radiant and conductive heat gained through the external facades.

Evaporative cooling with gas heating and reverse cycle air conditioning were both considered in the feasibility stage. Reverse cycle air conditioning with outside air heat recovery was considered to be the most efficient. The mechanical and electrical services have been designed and selected to provide the most energy efficient solution to each particular zone.

Building 1 (Administration) has many individual offices which will be used sporadically and therefore need individual zoning and control with individual cassette units and outside air heat reclaim. The general office, foyer, student office and student foyer will not need individual control and will be on the same ducted zone. The new classrooms (divided by a new operable wall) will be provided with separate cassette units for individual control.

Building 3 (Library) has three classrooms and a senior student area which will need individual cassette units. The general reading area will work as one large ducted zone.

Building 4 (Performing Arts Centre) has individual cassette units for the music rooms, staff and practice rooms. The large drama rooms are also provided with individually controlled units while designed for a maximum load when used as an auditorium for a 240 strong audience.

Simple control strategies such as run-on timers and automatic shut-off for fan systems that are only required intermittently will be provided.

Music rooms will be provided with time clock control for lighting circuits with manual after hours override. High efficiency T5 light fittings will be installed.

The new accessible toilet and shower is to be located where an existing (non-accessible) toilet is to be demolished. The new amenity to the school will be installed with a new Caroma smartflush toilet – A4A rated toilet suite (4.5/3L dual flush cistern), and a reduction flow showerhead.

2.5 Ecological Sustainability (cont.)

Floor materials will consist of linoleum for resilient sheet flooring and pure wool carpeting with jute backing. Fibreboard products will be low formaldehyde. All paints, varnishes and stains used within the school will be low-volatile organic compounds (VOC) or no-VOC.

Split faced concrete blockwork is specified for the new walls which deters graffiti and will not require painting or repainting, and ties in with the existing split faced concrete.

Site contamination testing was undertaken where demolition of buildings/structures is proposed. Testing results confirm no issues with the DEMAC building or under the timber floor of the stage in Building 4.

The embodied energy of selected materials and the efficiency of services equipment have been considered.

Energy efficient light fittings, heat recovery ventilators and solar hot water are also some of the initiatives considered.

The inclusion of commissioning clauses to fine tune building services performance and energy efficiency through adequate commissioning and hand over to the end user will be incorporated. This includes incorporating comprehensive pre-commissioning and quality monitoring clauses into the specific documentation to ensure high levels of energy efficiency are maintained.

Solar panels are provided to the new construction adjacent to Building 4.

PART THREE: FINDINGS OF THE COMMITTEE

3.1 Project Justification

The proposed redevelopment project aims to provide modern, efficient and functional areas for the effective delivery of education to the community of Craigmore. The key drivers are to:

- Upgrade accommodation and services for the school including removal of surplus accommodation; and,
- Address non compliance of existing facilities and associated risks.

The DECS Data Management and Accountability Unit has used Australian Bureau of Statistics 2006 data related to postcodes specific to the Craigmore High School catchment area to develop enrolment projections for Craigmore High School. Enrolments are expected to increase to approximately 900 and remain constant at that level.

In the following table recorded enrolments from 2000 to 2006 are from the DECS annual student census (August). Projected enrolment figures for 2007-2010 are advised by the DECS Data Management and Accountability Unit.

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
	862	842	820	786	779	768	796	845	870	890	890

Three options were considered in the development of this project.

Option 1: Do Nothing

This option was discounted due to the need to bring the school's Administration and Resource facilities to current DECS standards. Furthermore, the predicted increase in future enrolments will place pressure on the school's inefficient and therefore under-utilised teaching areas.

The result of delaying the redevelopment of the Craigmore High School significantly increases the (future) overall capital costs associated with the redevelopment of core services. It is expected that postponement of redevelopment will result in significant additional costs due to anticipated price escalation and associated fee and cost increases.

Option 2: New School

This option represents the construction of a completely new school and would be the most costly alternative to Government. This option was discounted as the Science and Technology teaching areas had upgrades completed in 1999.

Option 3: Redevelopment

This represents the proposal contained in this submission and involves the immediate redevelopment of Craigmore High School incorporating the necessary changes required to address the immediate needs of an 850 - 900 enrolment High School with scope to provide the additional teaching spaces to accommodate future enrolment growth.

This option will result in the immediate redevelopment and minimise potential capital escalation costs if the project were to be deferred. All of the issues currently being faced by Craigmore High School will be resolved and will ensure the provision of a facility that would meet the current and future needs of the school.

3.1 Project Justification (cont.)

The table below provides an overview of the indicative Net Present Value (NPV) costs associated with each option. The NPV calculation is based on capital and recurrent costs associated with each option. In summary, although Option 1 results in the lowest cost to Government this is not viable due to the condition and suitability of the current accommodation.

Component	Option 1 Do Nothing	Option 2 New School	Option 3 Redevelopment
NPV 4%	\$44,036,120.60	\$60,342,003.56	\$47,668,469.41
NPV 7%	\$39,128,280.88	\$53,684,287.56	\$42,576,384.52
NPV 10%	\$35,022,821.10	\$48,069,755.44	\$38,301,212.01

Redevelopment is the cost effective solution.

3.2 Public Value of the Proposed Project

The project will provide modern upgraded educational accommodation, meet legislative compliance requirements and deliver DECS benchmark accommodation for the secondary school students. In particular, it will:

- allow students to experience a variety of teaching methodologies;
- provide opportunities for enhanced professional learning for all staff;
- improve the amenity of the site for the wider community; and,
- aesthetically improve the presentation of the site.

3.3 Revenue Earning Capacity of Proposed Project

No revenue opportunities have been identified for this project.

3.4 Whole Life Costs of the Project

The project capital cost, based on completed documentation and a tender submission is \$4.42 million (excluding GST). Details of the cost are summarised below:

Construction	
Construction tender	\$3,436,300
Construction contingency	\$314,000
DECS Commissioning	\$100,000
Insurance	Included in Fees and Project Costs
Sub-total	\$3,850,300
Fees and Project Costs (refer to Appendix 2)	\$569,700
Total	\$4,420,000
GST	\$442,000
TOTAL	\$4,862,000

It is anticipated that there will be no change in the recurrent cost of the school's operation as a result of this redevelopment.

3.5 **Estimated Net Effect of the Work, and Its Use, on Public Funds**

2006/2007	100,000
2007/2008	2,000,000
2008/2009	1,958,000
2009/20010	362,000
Total	4,420,000

3.6 **Project Delivery**

The key project program dates for the project are:

Activity	Date
Tender Call and Appraisal	September/October 2007
Award Contract	November 2007
Construction Commencement	November 2007
Construction Completion	December 2008
Occupancy	January 2009

The project is being delivered in accordance with the Project Implementation Process (PIP), relevant Treasury Instructions, and Premier and Cabinet Circulars and Statutory requirements.

Greenway Architects were appointed as the professional service contractor in December 2006. The appointment was undertaken in accordance with standard Department Transport, Energy and Infrastructure (DTEI) invitation, selection and engagement processes. The DTEI standard Conditions of Engagement for the Provision of Professional Service Contractor Services has been utilised as the form of contract.

DTEI Building Management tendered for an independent Cost Management Contractor and Currie Brown were appointed in December 2006.

The approach to procurement of construction will be a traditional contract. The conditions of contract will be the Australian Standard 2121 modified with DTEI special conditions of contract to reflect the particular requirements of the South Australian Government.

The project will follow the best practice principles for project procurement and management as advocated by the State Government and construction industry authorities. In particular, the project management process has and will continue to include the following elements:

- Evaluation and review of solutions against the brief.
- The preparation of a project program that reflects the scope of the project and procurement requirements to meet project objectives. Progress will be regularly monitored and strategies adopted to address program variances.
- The development of formal communication channels between end users, stakeholders and DECS to ensure that Government requirements are understood and achieved.
- The establishment of a cost plan and compliance to maintain the project cost within that plan.
- Scheduling of regular audit reviews of design, documentation and construction progress to ensure compliance with time, cost and quality expectations.
- The appointment of a professional services contractor and cost manager with responsibilities to ensure that the project is well managed in regard to achieving excellence in design and function and completion within budget and on time.
- Identification and management of potential risks and implementation of risk minimisation strategies.

3.6 Project Delivery (cont.)

An assessment of risk issues applicable to this particular project and associated works has been undertaken. The assessment indicated that the project was in the medium range of risk. The following issues were taken into account as part of the risk analysis process:

- The project is an occupied site, located centrally in the school;
- The project involves renovation works in the technical studies area, as well as new building works;
- Due to the site topography, there is a reasonably complex civil solution;
- Traditional procurement methods will be utilized; and,
- DTEI is providing risk services in project management, design, cost and construction.

3.7 The Efficiency and Progress of the Project and Justification of Any Expenditure Beyond Estimated Costs

The Committee will monitor the progress of the project as required by the Parliamentary Committees Act through the regular reports the proposing agency is required to provide prior to the completion of construction (refer to "Further Reporting to the Committee"). The Committee will provide a further statement to Parliament in the event that subsequent information provided renders this Report inaccurate or misleading.

PART FOUR: CONCLUSION & RECOMMENDATION

The Public Works Committee has examined written and oral evidence in relation to the proposal to redevelop the Craigmore High School. It has also been assured by DECS that acquittals have been received from the Departments of Treasury and Finance, Premier and Cabinet and the Crown Solicitor that the works and procedures are lawful. The Committee is satisfied that the proposal has been subject to the appropriate agency and community consultation and meets the criteria for examination of projects as set out in the Parliamentary Committees Act 1991.

The upgrade of Craigmore High School was announced in the 2006/07 DECS Capital Works Program.

The project involves the redevelopment of the school at an estimated cost of \$4.42 million (excluding GST) to accommodate a maximum of 900 students. Future enrolment growth will be accommodated via the DECS 'Core-Plus Policy'.

The Craigmore High School was opened in 1970 to cope with the rapid increase in enrolments as a result of the development and expansion of industry in the Elizabeth area during the 1960s. Development is predominantly within existing buildings, however new construction in the Performing Arts area is proposed to provide a contemporary, modern feel to the school.

Building 1 will be redeveloped to accommodate Administration and teaching spaces. This will include a reorientation of the general office and main entry to provide a visible gateway and main entrance to the school, and a new separate student foyer and entry directly off the main quadrangle. Better connection will be established between the general office and student reception back of house areas. A general rationalisation of office areas and staff preparation, and two new senior student classrooms divided by an operable wall will also occur.

Level 1 of Building 3 will be redeveloped to provide new Resource Centre facilities and 3 common teaching spaces. The new library layout provides excellent sightlines from the reception, office, and work areas, with an open plan teaching space and connected staff rooms.

A covered link-way to address the requirements of the Disability Discrimination Act will provide access between Building 2A that houses a lift and Building 3, and also become a feature entry to the new resource centre.

The existing shelter shed within Building 4 will be redeveloped to provide a new Performing Arts facility. A new 187m² extension to the north will house the music department with two permanent music teaching rooms plus two practice rooms, and a staff preparation area overlooking the main courtyard area. The existing shed structure will be refurbished into a new multi purpose space which can be divided into two drama studios or integrated to form one performance space with theatrical lighting, control box and tiered seating. A canopy cantilevered off the new music centre walls will create a focus for the existing quadrangle and an identity for the new performing arts centre.

The existing canteen will be significantly improved by creating a new external servery and rationalising the internal layout. A new canopy will create a shaded outdoor dining space and feature for the quadrangle.

Replacement of the site water mains will address the repeated failure of the system.

Removal of surplus accommodation will reduce long term maintenance costs, provide space for the future expansion of on-site parking and improve the aesthetic appeal of the site.

4. Conclusion and Recommendations (cont.)

A staged construction program for completion of works has been developed in consultation with the school to minimise disruption and ensure smooth school operations. Temporary fencing will be erected to limit access by both students and staff during the course of construction works. However, there will be times when a crossover of contractor/staff and students will occur, and appropriate management procedures will be put in place to suit those requirements.

General teaching facilities services will not be affected, other than requiring temporary relocation within existing facilities.

With these plans in place it is not anticipated that there will be a significant impact on the school's teaching delivery during the redevelopment.

Initiatives by the consultant team include maximising the existing structures' thermal performance potential when refurbishing existing buildings; maximising daylight and natural ventilation opportunities in the new extension and installing high efficiency T5 lighting. The majority of the project scope is in the refurbishment of existing buildings, with only a small extension (facing north). However, best practice passive design elements have been incorporated into the design of the new building.

The proposed redevelopment project aims to provide modern, efficient and functional areas for the effective delivery of education to the community of Craigmore. The key drivers are to:

- Upgrade accommodation and services for the school including removal of surplus accommodation; and,
- Address non compliance of existing facilities and associated risks.

The DECS Data Management and Accountability Unit has used Australian Bureau of Statistics 2006 data related to postcodes specific to the Craigmore High School catchment area to develop enrolment projections for Craigmore High School. Enrolments are expected to increase to approximately 900 and remain constant at that level.

Three options were considered. The preferred option will result in the immediate redevelopment and minimise potential capital escalation costs if the project were to be deferred. All of the issues currently being faced by Craigmore High School will be resolved and will ensure the provision of a facility that would meet the current and future needs of the school.

The project will provide modern upgraded educational accommodation, meet legislative compliance requirements and deliver DECS benchmark accommodation for the secondary school students. In particular, it will:

- allow students to experience a variety of teaching methodologies;
- provide opportunities for enhanced professional learning for all staff;
- improve the amenity of the site for the wider community; and,
- aesthetically improve the presentation of the site.

Construction is expected to commence in November 2007 and be completed by December 2008.

Given the above and pursuant to Section 12C of the Parliamentary Committees Act, 1991, the Public Works Committee reports to Parliament that it recommends the proposed public work.

Vini Ciccarello MP
PRESIDING MEMBER
Public Works Committee

2007

PART FIVE : ATTACHMENTS

5.1 List of Witnesses and Submissions

Witnesses

The following persons appeared before the Committee on Wednesday, 10 October 2007 at Old Parliament House, North Terrace, Adelaide:

Ms Julieann Riedstra, Director, Infrastructure Management Services, DECS;
Ms Magda Whiteman, Major Projects Director, DECS;
Mr Desmond Wauchope, Principal, Craigmores High School;
Mr Peter Sampson, Project Risk Manager, DTEI;
Mr John Lowe, Architect, Greenways Architects;
Mr Peter Hooper, Architect, Greenways Architects.

Submissions

Department of Education and Children's Services, Craigmores High School Redevelopment, August 2007.

