

Case Study

Clifton Creek School

After it was destroyed by the devastating 2019/2020 bushfires, Clifton Creek Primary School needed to be rebuilt under a constrained program and budget.

North was engaged by the VSBA to provide Quantity Surveying services.



Project Objectives

The key objective of the North QS team was to Deliver Cost Plans A (Concept), Cost B (Schematic), Cost Plan C (Detail Design) and Cost Plan D (Tender) under a fast-tracked program.

Project Challenges

The accelerated nature of the project demanded the inclusion of experienced QS's who were proficient in task and time management, able to synthesise information quickly, and had the demonstrated ability to produce the required outputs under challenging program conditions.

Project Solution

North was able to leverage extensive experience on VSBA Schools projects by utilising and adapting the relevant VSBA templates to the benefit of all parties.

Results

As the area is prone to bush fires, a solution had to be identified and implemented that enhanced the building's resilience to future fire-related disasters. The team developed an innovative solution for the external façade by using rammed earth walls. Rammed earth walls are non-combustible and provide fire resistance, which is critical in such vulnerable locations. This innovative approach will protect the school from future fires.

Currently, North is managing post-contract works, as well as monitoring contingency levels. The client and design team were pleased with the deliverables and the successful project will deliver a vital piece of social

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infrastructure for the Clifton Creek community. Moreover, the inclusion of a library and bus shelter within the school grounds will extend the project benefits to the wider community