



Education & Skills
Funding Agency

Achieving Design Quality

Beech Williamson
Architect, Design Advisor

Output Specification 2017

The new Output Specification has been updated from the current 2013 EFA Facilities Output Specification

It will be used in the procurement of the new EFSA Construction Framework this year

This was mainly a calibration exercise

It was used an opportunity to clarify many points, linked to current standard such as the Standards, Specifications, Layouts and Dimensions (SSLD) documents

This presentation summarises the architectural developments and the tools available to create a meaningful School-specific Brief

Design quality – Output Specification

Balance of architectural and environmental engineering criteria

Fabric as the primary means of controlling the comfort of the inside

Rational and compact form



Output Specification 2017 structure

The Output specification has been re-structured into:

- The Generic Design Brief -
containing the overarching design requirements

and

- Technical Annexes -
giving the detailed performance specifications

plus school specific documents:

- School Specific Brief
- Area Data Sheets
- Schedule of Accommodation
- Refurbishment Scope of Works Tool

Structure of the Output Specification

		Generic Design Brief	Relevant Generic Technical Annex	
	Section	Content	Annex	Content
	1	Context and Key Principles	1A	Definitions of Spaces: Mainstream Schools
Section			1B	Definitions of Spaces: SEND and Alternative Provision
1	2	Buildings and Grounds	2A	Sanitaryware
			2B	External Space and Grounds
			2C	External Fabric
			2D	Internal Elements and Finishes
			2E	Daylight and Electric Lighting
			2F	Mechanical Services and Public Health Engineering
			2G	Electrical Services, Communications, Fire and Security Systems
			2H	Energy
			2I	Controls
	3	FF&E	3	Fittings, Furniture and Equipment (FF&E)
	4	ICT Design Requirements	4	ICT Responsibility Matrix

Technical Annexes

Architectural requirements

2A: Sanitaryware

2B: External Space and Grounds

2C: External Fabric

2D: Internal Elements and Finishes

3: Fittings, Furniture and Equipment



Supporting School Specific information

School-specific Brief		Relevant School-specific Annex	
Section	Content	Annex	Content
1	Introduction	SS 1	School-specific Schedule of Accommodation and School-specific Area Data Sheets
2	Strategic Brief		
3	Project Brief	SS 2	School-specific Refurbishment Scope of Works (RSoW)
		SS 3	School-specific Legacy Equipment Schedule
		SS 4	School-specific Legacy FF&E Schedule
		SS 5	School-specific ICT Equipment Summary

¹¹ There is a School-specific Brief for Mainstream Schools and another for Special Schools and AP.

School-specific Brief

Revised to provide:

- A simpler template, including:
 - Strategic Brief – covering number of pupil places, educational issues, site constraints
 - Project Brief – covering requirements for suites of spaces, any differences to GDB and legacy FF&E.
- In refurbishment projects, Project Brief may ignore most of the current template, but should link to Refurbishment Scope of Works Annex

Schedule of Accommodation tool (and Area Data Sheets)

Challenge for ESFA is that SoA and ADSs need to suit:

- Successful block(s) as project, rather than whole school
- Refurbishment, with room-by-room scope of works to be agreed by EFA
- Need to check what is needed in new block, rather than like-for-like replacement

SoA tool and ADS tool stages

SoA tool

Whole school SoA

Optional curriculum analysis

Existing spaces SoA

Option to compare existing and required

Individual Spaces schedule

ADS tool

Project SoA

ADS requirements on one spreadsheet

FF&E schedule including legacy

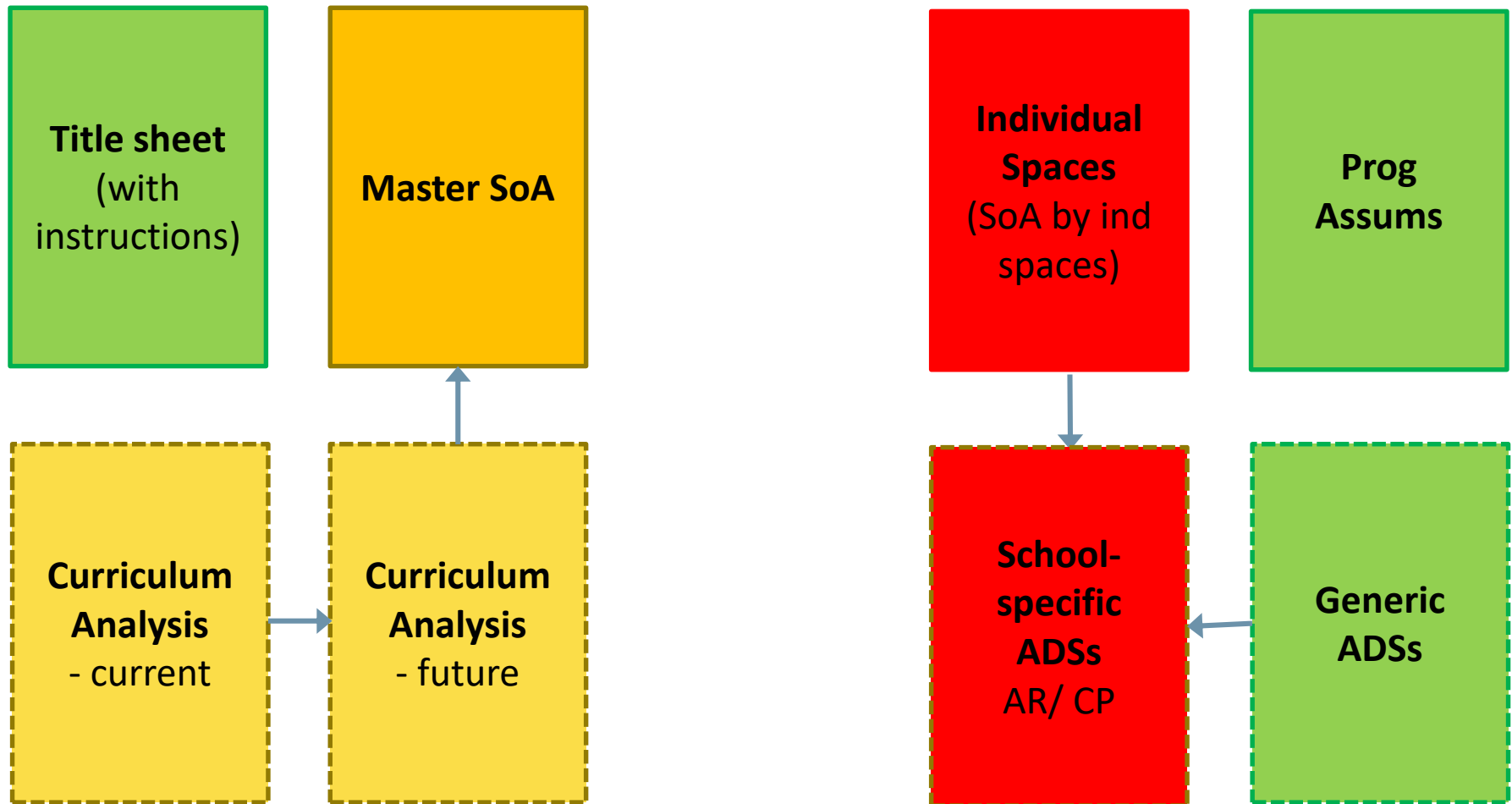
Technical Annexes

Automatic school-specific ADSs as record



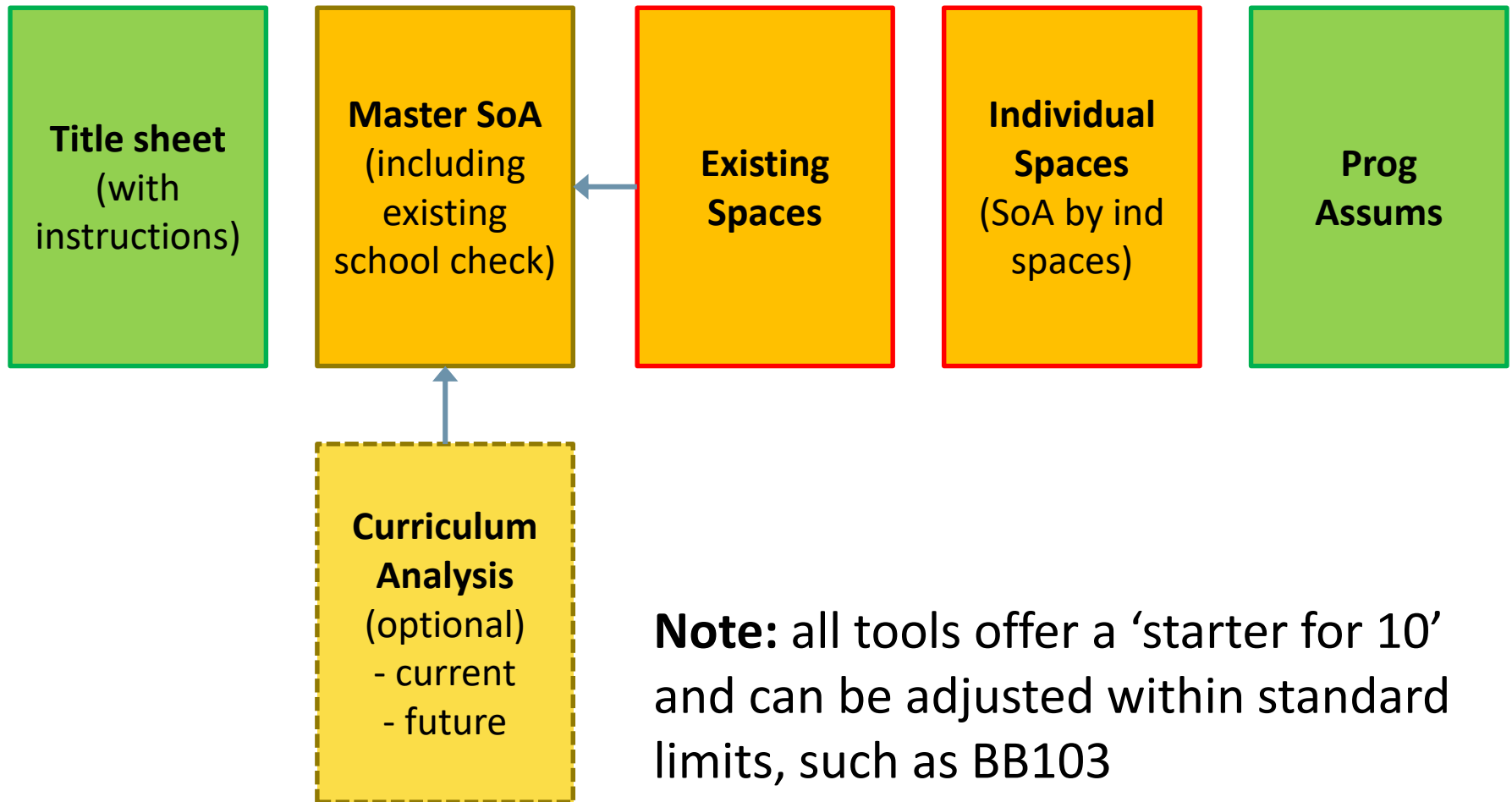
SoA 6.2 currently on web site

Individual spaces and ADSs have to be created manually



SoA 6.6 – for all projects

Like 6.4 and 6.5N but works for refurb and retained blocks



Note: all tools offer a ‘starter for 10’ and can be adjusted within standard limits, such as BB103

SoA example

ADS tool

Unique Room Name	Generic ADS Code	Suite/ block	Required Area	New/ remodelled / refurbished / retained	Doorset from Circulation	Doorset to Adjacent Space or Similar Type	Specific internal doorset or window requirements	Floor Finish	Ceiling Finish	Wall Finish
notes	from SoA		from SoA							
general classroom 1	CLA12		55	Remodel	Type D1.1v	N/A		Type F1	Type C1	Type W1n
general classroom 2	CLA12		55	Remodel	Type D1.1v	N/A		Type F1	Type C1	Type W1n
general classroom 3	CLA12		55	Refurb	Repair	Repair	Repair as drwg	Note 1	redec	redec
general classroom 4	CLA12		55	Refurb	Repair	As extg	Repair as drwg	Note 1	redec	redec
general classroom 5	CLA12		55	Refurb	Retain	N/A		Note 1	redec	redec
general science laboratory 1	SCI05		83	Refurb	Replace	As extg		Type F2sc	Note 1	Note 1
general science laboratory 2	SCI05		83	Refurb	Replace	As extg		Type F2sc	Note 1	Note 1
general science laboratory 3	SCI05		83	Retain	Repair	N/A	Repair as drwg	Type F2sc	redec	redec

Refurbishment Scope of Works tool

- Draft template and process piloted
- Aims to identify and communicate the works needed for any refurbishment project, with a standardised, consistent approach
- In line with ESFA policy to take more risk and more clearly identify scope of works required in PSBP2 refurbishment schemes.
- Designed for initial use by the ESFA to identify the scope of works required and the potential cost, based on simple rates for each element.
- It then offers further columns for Contractors to respond to each requirement.
- Encouraging a collaborative approach to refurbishment schemes where appropriate

Scope of Works format and process

The proposed format and process should:

- Give more certainty before EFA go to contractors of scope of work required (and what we are happy to leave alone)
- Give ESFA more cost certainty before we go to contractors, by identifying the scope of work and estimating the costs and risks involved
- Identify the output specification of the work, based on the element and level of refurbishment required
- Ensure the specification requirements are set out in a suitable form for the contract
- Inform ESFA decisions on the right procurement route for each project

Refurbishment specification

- Most elements will not require as high a spec as Output Specification for new build
- But even this may be more than the current building provides
- e.g:
- Basic teaching area can be 10% smaller
- Non-teaching area can be split up
- Acoustic separation can be 5dB more
- Life expectancy can be less

Refurbishment requirements

The proposed solution must:

- be in good condition:
- have an estimated life of at least 15 years,
- or at least 5 years if an element that can be easily updated later as part of maintenance;
- be fit for purpose:
 - Rooms may need to be swapped
 - Remodelling and upgrading may be required
- TAs will need guidance to decide case-by-case

Four levels of refurbishment

Current FOS	New Output Specification
<p>(a) Remodel all requirements of the FoS must be met;</p>	<p>(a) Renew each element of the construction identified must comply with the FOS requirements for refurb</p>
<p>(b) Major Refurbishment all elements of the construction amended by the contractor must comply with the FOS;</p>	<p>(b) Replace each element of the construction identified must comply with the requirements of the FOS where possible, or the requirements in the scope of works</p>
<p>(c) Light Refurbishment where possible elements of the construction amended by the contractor should comply with the FOS. Improvements to thermal and acoustic aspects of the environment should be prioritised;</p>	<p>(c) Repair repair work should be done as described in scope of work. Improvements to thermal and acoustic aspects of the environment should be done where possible</p>
<p>(d) Refresh the Contractor should target to improve the Existing Buildings moving towards the requirements of the FOS. New finishes should be compliant with the FOS. If improvements to acoustics can be incorporated within the framework rates this would be beneficial.</p>	<p>(d) Retain Assumed to have no work, but contractor to identify if work required to comply with SPRs, safety, or work consequential to refurb of adjacent spaces</p>
	<p>(e) No work No work required on this element</p>

SoW example

If time...

Summary

- Revision of EFSA Output Specification is a recalibration rather than wholesale change
- Lessons from projects have been learned
- Successful solutions have informed the exercise.
- The OS and supporting documents have been restructured in order to provide clarity



Education & Skills
Funding Agency

For more information

Contact us

- By phone: 07795 658204
- By email: beech.williamson@education.gov.uk

Visit the website

- [GOV.UK/esfa](https://www.gov.uk/esfa)