

Milton of Leys Primary School - BREEAM Eduction 2008 Issue 4

RISK Credits  
high  
medium  
low



The Highland Council

comments

| BREEAM Eduction 2008                | credits available                     | Innovative credits | Mandatory very good | Mandatory Excellent | section %age | Milton of Leys | Responsibilities/abbr information  | comments                     |
|-------------------------------------|---------------------------------------|--------------------|---------------------|---------------------|--------------|----------------|--|------------------------------|
| <b>Management Section</b>           |                                       |                    |                     |                     |              |                |  |                              |
| Man 1                               | Commissioning                         | 2                  |                     | YES (1)             | Yes (1)      | 2              | * Commissioning records/reports confirming actions for general commissioning manager and specialist commissioning manager's actions and roles<br>* contract programme<br>* Commissioning records/reports for BMS/controls<br>* Commissioning records/reports confirming procedures and compliance with standards | Robert Tribe - Morrison      |
| Man 2                               | Considerate Constructors              | 2                  | Yes (1)             |                     | Yes (1)      | 2              |  | assessed                     |
| Man 3                               | Construction Site Impacts             | 4                  |                     |                     |              | 4              |  | assessed                     |
| Man 4                               | Building user guide                   | 1                  |                     |                     | Yes (1)      | 1              | site visit and confirmation full BUG is in place and accessible to building users  | Morrison/EBBA                |
| Man 5                               | Site investigation                    | 1                  |                     |                     |              | 1              |  | assessed                     |
| Man 6                               | Consultation                          | 2                  |                     |                     |              | 0              |  | assessed                     |
| Man 7                               | Shared facilities                     | 2                  |                     |                     |              | 0              | linked to Consultation - credit n/a  | assessed                     |
| Man 8                               | Security                              | 1                  |                     |                     |              | 1              |  | assessed                     |
| Man 9                               | Publication of building information   | 1                  |                     |                     |              | 1              | up dated web page with full information from credit section  | THC - John Beaton/Keppies    |
| Man 10                              | Development as a learning resource    | 1                  |                     |                     |              | 0              | linked to Consultation - credit n/a  | assessed                     |
| Man 11                              | Ease of maintenance                   | 1                  |                     |                     |              | 1              | * Formal letter from main contractor confirming CIBSE checklist compliance and copy of completed checklist<br>* Letter with indicative examples  | Morrison - Robert Tribe/EBBA |
| Man 12                              | Life cycle costing                    | 2                  |                     |                     |              | 0              |  | assessed                     |
| Man section score                   |                                       | 20                 |                     |                     |              | 7.80%          | 13   |                              |
| <b>Health and Wellbeing Section</b> |                                       |                    |                     |                     |              |                |  |                              |
| Hea 1                               | Daylighting                           | 1                  | Yes (1)             |                     |              | 0              |  | assessed                     |
| Hea 2                               | View of the sky                       | 1                  |                     |                     |              | 1              |  | assessed                     |
| Hea 3                               | Glare control                         | 1                  |                     |                     |              | 1              | Photographic evidence all blinds are in place as per design stage blind schedule: <b>site visit observed no blinds opposite library as per blind schedule please review all blinds before last site visit</b>  | THC/Morrison                 |
| Hea 4                               | High frequency lighting               | 1                  |                     | Yes (1)             | Yes(1)       | 1              | As built drawings confirming high frequency ballast light fittings   | Morrison - Robert Tribe      |
| Hea 5                               | Internal and external lighting levels | 1                  |                     |                     |              | 1              | *Letter confirming light fittings have been installed in compliance with lighting strategy<br>* no changes have occurred in the lighting specification used to demonstrate design stage assessment   | Morrison - Robert Tribe      |
| Hea 6                               | Lighting zones & controls             | 1                  |                     |                     |              | 1              | As built drawings confirming compliance N.B. lighting zones and controls in classrooms need up dating from design stage  | Morrison - Robert Tribe      |
| Hea 7                               | Potential for natural ventilation     | 1                  |                     |                     |              | 0              | AHU's and depth of multi use hall discount this credit AND staff base has non opening windows.   | assessed                     |
| Hea 8                               | Indoor air quality                    | 1                  |                     |                     |              | 0              |  | assessed                     |
| Hea 9                               | Volatile Organic Compounds            | 1                  |                     |                     |              | 1              | to be reviewed a few additional certificates required from design stage assessment Email list sent to Morrison by EBBA   | Kate Bzroska Morrison        |
| Hea 10                              | Thermal comfort                       | 1                  |                     |                     |              | 1              | Letter confirming no design changes have occurred since the design stage.  | Morrison - Robert Tribe      |
| Hea 11                              | Thermal zoning                        | 1                  |                     |                     |              | 0              | credit lost radiator in nursery near staff room does not comply  | assessed                     |
| Hea 12                              | Microbial contamination               | 1                  |                     | Yes (1)             | Yes (1)      | 1              |  | assessed                     |
| Hea 13                              | Acoustic performance                  | 3                  |                     |                     |              | 1              |  | assessed                     |
| Hea 16                              | Drinking water                        | 1                  |                     |                     |              | 1              | Photographic evidence confirming water coolers are attached to both the floor and walls: Site visit observed floor fixings required  | Morrison - Robert Tribe      |

|                    |  |    |         |         |                       |        |    |  |                               |
|--------------------|--|----|---------|---------|-----------------------|--------|----|--|-------------------------------|
| Hea section score  |  | 16 |         |         |                       | 9.38%  | 10 |  |                               |
| Energy Section     |  |    |         |         |                       |        |    |  |                               |
| Ene 1              | Reduction of CO2 emmissions              | 15 | Yes(1)  |         | Yes (6) EPC rating 40 |        | 12 | Post Construction EPC - England and Wales methodology with energy assessors full details   | Morrison - Robert Tribe       |
| Ene 2              | Sub -metering of substantial energy uses | 1  |         | Yes (1) | Yes (1)               |        | 1  | Site visit/photographic evidence: site visit observed rewording of labels required to comply with BMS and schematic labelling  | Morrison - Robert Tribe /EBBA |
| Ene 4              | External lighting                        | 1  |         |         |                       |        | 1  | Lamp lumens/circuit watt calculation required for TECS lighting  | John Beaton TECS              |
| Ene 5              | Low or zero carbon technologies          | 3  | Yes (1) |         | Yes (1)               |        | 3  |  | assessed                      |
| Ene 10             | Free cooling                             | 1  |         |         |                       |        | 1  | * Site visit/photographic evidence of opening windows<br>* Confirmation Letter for Hea 10 Letter confirming no design changes have occurred since the design stage.  | Morrison - Robert Tribe /EBBA |
| Ene sections score |  | 21 |         |         |                       | 16.29% | 18 |  |                               |
| Transport Section  |  |    |         |         |                       |        |    |  |                               |
| Tra 1              | Provision of public transport            | 3  |         |         |                       |        | 0  |  | assessed                      |
| Tra 2              | Proximity to amenities                   | 1  |         |         |                       |        | 0  |  | assessed                      |
| Tra 3              | Cyclist facilities                       | 2  |         |         |                       |        | 2  | * Site visit/photographic evidence access paths, lighting as per built drawings: <b>carried out</b><br><b>Lockers and benches/coat hooks in shower rooms required /please refer to design stage commitments</b>  | Morrison /THC                 |
| Tra 4              | Pedestrian and cyclist safety            | 1  |         |         |                       |        | 1  | * Site visit/photographic evidence access paths, lighting as per built drawings : <b>carried out additional photograph indicating lighting at bike sheds and access route from road required</b>   | EBBA                          |
| Tra 5              | Travel Plan                              | 1  |         |         |                       |        | 1  | * Site visit/photographic evidence access paths, lighting <b>carried out - additional photograph indicating lighting at bike sheds and access route from road required</b><br>confirmation of external shelter, lighting and aesthetic design commitments - <b>recieved under assessment</b> | EBBA                          |
| Tra 8              | Delivery of manouvering                  | 1  |         |         |                       |        | 0  |  | assessed                      |
| Tra section score  |  | 9  |         |         |                       | 3.56%  | 4  |  |                               |
| Water Section      |  |    |         |         |                       |        |    |  |                               |
| Wat 1              | Water Consumption                        | 3  |         |         |                       |        | 2  | purchase orders of all sanitaryware  | Richard Irvine                |
| Wat 2              | Water meters                             | 1  |         |         |                       |        | 1  | As built drawings : <b>photographic evidence of kitchen water meter/labelled and accessible</b>  | Morrison - Robert Tribe OR FM |
| Wat 3              | Major Leak Detection                     | 1  |         |         |                       |        | 1  | As built drawings and <b>photographic evidence of mains meter from road</b>  | Morrison - Robert Tribe OR FM |
| Wat 4              | Sanitary supply shut-off                 | 1  |         |         |                       |        | 1  | As built drawings photographic evidence of leak detection system and operational - <b>part complete PIR monitors in disable toilets and photographic evidence of installation of leak detection valves required</b>  | Morrison - Robert Tribe OR FM |
| Wat 5              | Water recycling                          | 1  |         |         |                       |        | 1  | photographic evidence not entirely in keeping with assessment requirements credit should be considered tentative until validation from BRE received  | assessed                      |
| Wat 6              | Irrigation systems                       | 1  |         |         |                       |        | 1  |  | assessed                      |
| Wat section score  |  | 8  |         |         |                       | 5.25%  | 7  |  |                               |
| Materials Section  |  |    |         |         |                       |        |    |  |                               |
| Mat 1              | Materials specification                  | 6  | Yes (1) |         |                       |        | 6  |  | assessed                      |
| Mat 2              | Hard landscaping and boundary protection | 1  |         |         |                       |        | 1  |  | assessed                      |
| Mat 3              | Reuse of building façade                 | 1  |         |         |                       |        | 0  |  | assessed                      |

|                              |   |     |         |         |         |        |    |   |                  |
|------------------------------|---|-----|---------|---------|---------|--------|----|---|------------------|
| Mat 4                        | Reuse of building structure             | 1   |         |         |         |        | 0  |   | assessed         |
| Mat 5                        | Responsible resourcing of materials     | 3   | Yes (1) |         |         |        | 3  |   | assessed         |
| Mat 6                        | Insulation                              | 2   |         |         |         |        | 2  | no photographic evidence of insulation submitted as built drawings taken as evidence  | assessed         |
| Mat 7                        | Design for robustness                   | 1   |         |         |         |        | 1  | Site visit/photographic evidence: <b>carried out under assessment - further photos of floor finishes and door kick plates required</b>    | EBBA             |
| Mat section score            |   | 15  |         |         |         | 10.83% | 13 |   |                  |
| Waste Section                |   |     |         |         |         |        |    |   |                  |
| Wst 1                        | Construction Site Waste Management      | 4   | Yes (1) |         |         |        | 4  |   | assessed         |
| Wst 2                        | Recycled aggregates                     | 1   |         |         |         |        | 1  |   | assessed         |
| Wst 3                        | Storage of recyclable waste             | 2   |         | Yes (1) |         |        | 2  | * Site visit/photographic evidence: <b>carried out - storage not in appropriate storage place or labelling visible - revisit required</b> | EBBA/ FM manager |
| Wst sections score           |   | 7   |         |         |         | 7.50%  | 7  |   |                  |
| Land Use and Ecology Section |   |     |         |         |         |        |    |   |                  |
| LE 1                         |   | 1   |         |         |         |        | 0  |   | assessed         |
| LE2                          |   | 1   |         |         |         |        | 0  |   | assessed         |
| LE3                          |   | 1   |         |         |         |        | 1  |   | assessed         |
| LE4                          | Mitigating Ecological Impact            | 2   |         | Yes (1) | Yes (1) |        | 2  | under assessment  | EBBA             |
| LE5                          | Enhancing site ecology                  | 3   |         |         |         |        | 2  | under assessment  | EBBA             |
| LE6                          | Long term impact on biodiversity        | 2   |         |         |         |        | 2  | under assessment  | EBBA             |
| LE 7                         | Consultation with students and staff    | 1   |         |         |         |        | 1  | under assessment  | EBBA             |
| LE 8                         | Local Wildlife Partnership              | 1   |         |         |         |        | 1  |   | assessed         |
| LE section score             |   | 12  |         |         |         | 7.50%  | 9  |   |                  |
| Pollution Section            |   |     |         |         |         |        |    |   |                  |
| Pol 1                        | Refrigerant GWP - building services     | 1   |         |         |         |        | 1  |   | assessed         |
| Pol 2                        | Preventing refrigerant leaks            | 1   |         |         |         |        | 1  |   | assessed         |
| Pol 3                        | Refrigerant GWP - cold storage          | 1   |         |         |         |        | 0  |   | assessed         |
| Pol 4                        | NO x emissions from heating source      | 3   |         |         |         |        | 0  |   | assessed         |
| Pol 5                        | Flood risk                              | 3   |         |         |         |        | 3  | Photographs of SUDS installation  | Brian Bremner    |
| Pol 6                        | Minimising watercourse pollution        | 1   |         |         |         |        | 1  | * Evidence confirming drainage plan in O&M manual file  | EBBA site visit  |
| Pol 7                        | Reduction of night time light pollution | 1   |         |         |         |        | 1  | under assessment  | EBBA             |
| Pol 8                        | Noise attenuation                       | 1   |         |         |         |        | 1  |   | assessed         |
| Pol section score            |   | 12  |         |         |         | 6.67%  | 8  |   |                  |
| Total Optimum score          |   | 120 |         |         |         |        | 91 |   |                  |

| Innovation Section                      |                                     |             |                         |       |     |                     |                         |
|---|-------------------------------------|-------------|-------------------------|-------|-----|---------------------|-------------------------|
| Innovation section - optional credits   |                                     |             |                         |       |     |                     |                         |
| Man 2                                   | Considerate Constructors            | 1           |                         |       | 1   |                     | assessed                |
| Hea 1                                   | Daylighting                         | 1           | 80% of floor area at 2% |       | 0   |                     | assessed                |
| Ene 1                                   | Reduction of CO2 emissions          | 2           | zero-carbon             |       | 0   |                     | assessed                |
| Ene 5                                   | low or zero carbon technologies -   | 1           | 20% reduction in CO2    |       | 1   |                     | assessed                |
| Wat 2                                   | water metering                      | 1           | additional meters       |       | 1   | as per main section | Morrison - Robert Tribe |
| Mat 1                                   | Materials specification             | 1           | exemplar specification  |       | 1   |                     | assessed                |
| Mat 5                                   | Responsible resourcing of materials | 1           | assessed                |       | 0   |                     | assessed                |
| Wst 1                                   | Construction Site Waste Management  | 1           | Exemplar standards      |       | 1   |                     | assessed                |
| inn                                     | Suitably qualified Assessor         | 1           |                         |       | 0   |                     | assessed                |
| Inn Total                               |                                     | 10          |                         | 5.00% | 5   |                     |                         |
| Project Credit Total                    |                                     | 130         |                         |       | 98  |                     |                         |
| Project Likely Score                    |                                     |             |                         |       | 80% |                     |                         |
| <b>Project Optimum Percentage Total</b> |                                     | <b>100%</b> |                         |       |     |                     |                         |

© copyright EBBA Consultants