



2015

We believe that every child deserves to learn in the best possible educational facilities.

And that achieving this goal should not be compromised because of design or procurement inefficiency.



Welcome to Sunesis, the innovative alternative.

We are the market leader in delivering pre-designed education buildings and, as a Joint Venture between Scape Group and Willmott Dixon, benefit from the combined experience of public sector knowledge and private expertise.

Our aim is to drive an evolutionary change in school procurement.



WILLMOTT DIXON

SINCE 1852

Willmott Dixon is a privately owned family business. Founded in 1852, Willmott Dixon has grown to become one of the country's most recognisable brands for the built environment with a turnover in excess of £1bn.



Scape Group is a local authority owned built environment specialist offering a full suite of OJEU-compliant national procurement frameworks and innovative design solutions.

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01

What is Sunesis?

A new school for a fixed price with absolute certainty of specification and programme. In the age of austerity, doesn't that sound a great place to start?

Sunesis isn't a specific form of construction. It isn't flat pack or the portable cabins that many of us had to learn in. It just means that we've done our homework.

Back in 2010, the first thing we did was to review our extensive portfolio of education projects, capturing our successes, reviewing lessons learned and identifying those aspects that make the difference between good and excellent design.

This process highlighted a number of common building forms, yet this was only the start of the journey.

Focusing on the best examples of each, we then re-engineered them with the help of cutting-edge Building Information Modelling (BIM) technology.

This allowed us to hone our designs in a virtual environment to maximise their efficiencies without any compromise in design quality or product specification.



02 Established Innovators

Since our establishment in 2010 we have successfully delivered more than **£100m** of new education facilities to delighted private and public sector clients, providing in excess of **8,500** new primary school places.





Unlike traditional approaches, every Sunesis model has from day one:

A **defined** layout and specification.

A **fixed** cost.

A **guaranteed** construction programme - from as little as 26 weeks for a 1FE school.

All regulatory approvals.

The benefit of a **full Level 2** Building Information Model (BIM).

Our Clients:



Their Projects:

Sunesis Model

- = Keynes
- = Dewey
- = Paxton



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03

Optimum Design, Personalised for You

Developed for excellence

All Sunesis designs have been skilfully engineered to represent an optimum point between efficiency, cost in use and design.

The result is a range of pre-designed primary schools bold in their design, which deliver best value, outstanding learning environments at commercially leading prices.

You will have no problem with insurers or Building Regulations – the design and construction is pre-approved and certified. The building has been tested and proven to ensure you will not face any obstacles, delays or problems with regulatory bodies.

Tested in the real world

Our schools are proven. They work in the ways you expect them to work, and unlike bespoke buildings, where outcomes are often unknown and design decisions are made in-situ, your school has certainty engineered into every millimetre.

Our designs give you BB103 compliant areas as standard, including all teaching spaces, a multi-purpose hall, full catering kitchen, fixed furniture, an external hard games area and lots more.

Strength through partnership:

Sunesis delivers significant benefits for our clients through the standardisation of products and detailing.

Key to our approach is closer working relationships with our key manufacturers, who - like us - are committed to a philosophy of continuous improvement.

Our supply chain partners:

We are proud that our partners include the following:



Personalised to suit you

Personalise our base designs by choosing your preferred colour scheme and selecting any optional extras you would like. These are listed on our website and include items such as loose furniture, ICT and alternative cladding treatments of timber and brickwork, all of which are offered at a fixed cost, just like buying a car. You can also choose to alter floor plans and include additional blocks if required, though please note this may incur additional cost.

Whilst we believe that our pre-designed layouts and specifications will give you the maximum benefit in terms of both cost and speed, we also appreciate there will be times where our designs either do not fit on your available site or require adaption to meet your particular requirements. We have successfully worked with a number of Clients on delivering such adaptations.



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A Cost Effective Option

Sunesis is founded on certainty. Each design has a defined layout, an upfront specification and a known time to construct. This enables us to offer our products on an all-inclusive lump sum basis. There is no guesswork, there is only certainty.

A fully functional school. The floor, walls, roof, internal finishes, fixed furniture - everything you see on the drawings is included in the costs. Externally we have allowed for a car park, playing fields, playgrounds, fencing, a habitat area and a hard play area.

All-inclusive lump sum price. This includes all elements as noted on the product drawings and the specification, both of which we can supply to you. The only exceptions are the things we don't understand about your site or what you plan to bring with you from your existing school (if you have one).

A number of optional extras. You can customise your school with loose furniture, ICT and enhancements to reduce your energy bills. These are all listed and costed on our website.

Ensuring best value

Each Sunesis price has been audited and certified as offering best value by Pick Everard - a leading independent, multi-professional consultancy practice working within the property, infrastructure and construction industry.

The adjustment of each Sunesis base price for location is in line with industry-recognised indices issued by the Royal Institute of Chartered Surveys.

A full consultation. Your site may have restrictions that render our standard design unsuitable or uneconomical to use. We will carry out a free due diligence review of your site before you commit to spending any money. Even if your site is suitable there are still certain aspects of a project we sometimes cannot control, for which our base price will be amended accordingly. **Naturally this price does not take into account any site-specific abnormalities or survey fees. Adjustments will be done in full consultation with you and we will assess the suitability of the site within the first six weeks of the project order.**

Irrespective of your procurement choice - whether through the OJEU-compliant Scape Framework, your own Framework, or direct - all Sunesis Clients benefit from an ultra-efficient procurement and construction process.

This has enabled us to deliver over 8,500 new primary school places to date, **many successfully delivered less than a year after initial enquiry.**

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An Efficient Process, with Certainty of Results

By providing certainty of programme, design, cost and quality from the outset, Sunesis frees you to concentrate on those things most important to you. All delivered (if required) through an OJEU compliant framework, ensuring complete satisfaction of European procurement legislation:

Choose the Sunesis model that best **meets your needs.**

Personalise it according to your preferences and requirements.

Order it with **guaranteed costs and delivery times.**

Get a building that **successfully delivers on the needs of your community.**

The Sunesis process:



Cost:
FREE

- * Excludes site survey costs
- ** Excludes Local Authority Planning Application fee and site survey costs

Understanding your requirements

After the completion of "plain english" **Access Agreement** and **Project Request** forms, we will attend a briefing meeting with you to understand your goals, drivers and aspirations for the project. This will enable us to ensure our design teams develop solutions that delight you.

This process will conclude with the issue of a **Free Feasibility Report.**

This will advise you on which Sunesis models are suitable to meet your brief, their proposed location and orientation, together with both a financial summary - incorporating any of your selected personalisation options - and a construction programme.

Developing your scheme

When you are ready to proceed we will ask you to sign a **Project Order.** This is for a non-refundable fee of £45,000 plus any additional monies to cover any surveys required and the local planning submission fee.

This enables our consultants to 'land' a Sunesis design on your site and produce all the drawings and reports required to obtain a planning approval. This level of fee gives you significantly less exposure prior to a planning approval than on bespoke projects, and as our products are pre-designed our Consultant Fees are significantly reduced.

Awaiting the decision on planning usually takes 13 weeks, which you can use to personalise the school and make it your own.





Commitment to proceed

Once planning has been agreed we will check and confirm our price against any conditions imposed by the planners and then ask you to place a full order and enter into Contract.

Engagement during construction

During the construction period we will then engage with you to finalise your personalisation options - the colours, finishes and pupil engagement opportunities that help you to make your school your own.

Post-construction care

Following the successful completion of the works we will take you through the complete operation of your school, provide training to your staff and handover a full set of Operations and Maintenance Manuals for future reference.

After 12 months we will carry out a **Post Occupancy Evaluation** to check everything is running successfully and to advise you of any changes you could consider making to reduce your running costs.

06 The Models

⁰¹ / Keynes²

⁰² / Paxton²

⁰³ / Dewey

The second iteration of our most popular model, Keynes² delivers all of the key requirements of a school suited to twenty-first century learning in a safe, versatile and efficient building.

The organisation of classrooms around a large multi-functional central 'street' - equivalent in size to four additional classrooms - ensures flexibility and provides a heart space which promotes a sense of community.

Lessons take on a whole new dimension - zone off; shutter out; break out in groups. Make the space work for you, in ways you've always wanted, and in ways you may not have considered before.

01 / **Keynes²**



Keynes² gives you the perfect space for teaching now, and for many years to come.

With not a single load-bearing wall your school can be reconfigured when you need it to and can grow as you do, with our 1FEN model designed to be easily extendable up to 2FEN provision.

Whichever way you chose to organise your school, you're always guaranteed a safe, warm and inspiring learning environment with outstanding levels of acoustic performance and daylighting.

hunters
south
architects

1FE	£2,600,000
1FEN	£2,840,000
1.5FE	£3,390,000
2FEN	£3,940,000

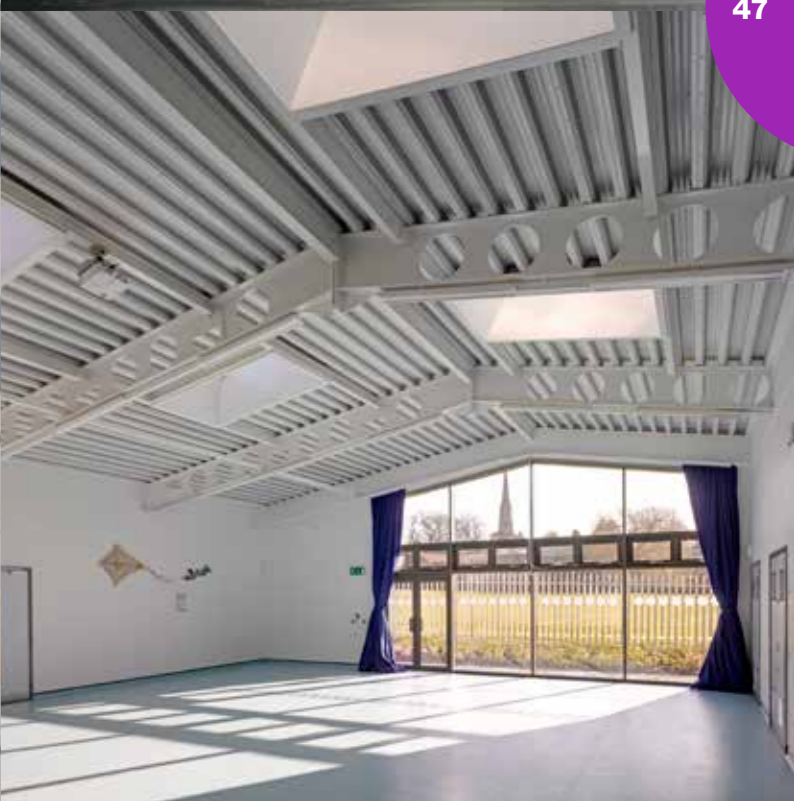




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The second generation of the Paxton design is based on an award-winning, tried and tested design, creating an environment that is beautiful, flexible and sustainable, completed to the latest BB103 requirements for teaching spaces.

The design consists of two parallel arcs connected by a central corridor.

This arrangement ensures each classroom is linked directly to external space and the reception outdoor areas are kept separate from older children with options for a dedicated covered play area.

LRC space is located at the heart of the school adjacent to the principle visitor entrance with intimate breakout spaces and pupil toilets available in the central corridor zone.

The building uses natural ventilation in the principal teaching areas and roof lights provide high levels of daylight to the centre of the plan.

It is available in 1.5FE and 2FE sizes and the building's frame design makes it easy to extend in the future.

1.5FE £3,995,000
2FEN £4,595,000



B&K STRUCTURES
OPTIMISED HYBRID SOLUTIONS

whitedesign

02 / **Paxton²**

sunesis™

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The Dewey is an efficient multi-storey building suited to urban sites where space is often at a premium.

It is available in 2FE and 3FE, each with a further option to add a Nursery.

Being designed around a regular modular arrangement, the Dewey model can respond to the individual constraints of your site.

With outstanding teaching spaces, including BB103 recommended 60m² classrooms throughout, this flexibility also comes without compromise.

Clever options such as secure rooftop play areas ensure that your only constraint is your imagination.

Embracing innovation, off-site technology is used to facilitate the fast and efficient delivery of a high quality product with minimal local disruption or nuisance to site and neighbours.

hunters
south
architects



03 / **Dewey**



2FE	£4,350,000
2FEN	£4,550,000
3FE	£5,350,000
3FEN	£5,550,000







If you'd like to learn more about Sunesis, we'd love to hear from you, and with national coverage we're only a phone call or a click away.

07 Get in touch

⁰¹ / **Live webcams of current projects**

⁰² / **Client and head teacher testimonials**

⁰³ / **Interactive floor plans**

⁰⁴ / **Personalisation options**

⁰⁵ / **Cost and programme information for each model**

We believe that the best demonstration of Sunesis's quality is in the buildings themselves. Why not let us arrange a visit to any one of our completed schemes for you to judge for yourself?



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Testimonials

“Standardisation is only relevant if it reduces costs, and not only capital costs but running costs. North Somerset Council found only one system which provided low capital cost, low running costs and robust pre-design. This was Sunesis. Sunesis has allowed the council to continue to deliver in a time of austerity, and is a true example of 'real' efficiency without compromising on quality.”

— **Mark McSweeney,**
North Somerset Council

“The building provides a wonderful learning environment for the community.”

— **Bridgette Letts, Head Teacher,**
New Arley Primary School

“The entire process has been very rewarding and has delivered a fantastic positive change to both the build environment and the attitudes of those involved in the project. I would not hesitate to recommend Sunesis.”

— **Simon Tong, Project Manager,**
London Borough of Croydon

“This was the second Sunesis project completed for Warwickshire County Council. As a turnkey solution, the Sunesis model delivered the promised benefits of time and cost certainty with good quality to the satisfaction of all parties. Overall a very successful project. Thank you on behalf of Warwickshire County Council.”

— **Gavin Mitchell,**
Warwickshire County Council

“Every step of the way, my team and I have been really involved in what is going on - it has been a very satisfying process. I think one of the most important things is that they have listened to us and understood the needs of the children which is really important. From the very beginning Sunesis showed they were experienced in education and prepared to listen because every school is different. The children were overwhelmed on opening day - the new school has had a real impact on their self-esteem as well, and their confidence.”

— **Heather Fielding, Head Teacher,**
Oakfield Primary School

“It's just like a hotel!”

— **Pupil, Kempston Rural School**