

Cabinet – 21 October 2009

Replacement Christ Church CE JMI school

Portfolio: Councillor Adrian Andrew, Deputy Leader and Regeneration
Councillor Walker, Children's Services

Service: Regeneration - Property Services

Wards: Blakenall

Key decision: No

Forward plan: Yes

1. Summary of report

- 1.1 On 24th June, Cabinet approved the budget for the replacement Christ Church CE JMI school at £5.5m. Cabinet also delegated authority to the Interim Director of Children's Services in consultation with the Cabinet member for Children's Services to accept tenders for the project.
- 1.2 Following further feasibility work on the project, it is proposed that the Council use the fully EU compliant SCAPE framework to deliver the design and construction works. The SCAPE framework is a national framework which the Council has recently used successfully to deliver Mary Elliot School & Joseph Leckie schools, both on time and on budget.
- 1.3 The further use of the SCAPE framework will enable significant time savings and the benefits of good practice and lessons learned to be passed onto this further project. Benefits include maximising the use of a local supply chain, market testing work packages to achieve value for money and maintaining a successful delivery team.
- 1.4 The SCAPE framework has capacity as defined within its OJEU defined limit, and Cabinet is now asked to give delegated authority to the Executive Director for Regeneration orders in connection with the project to be placed. The appointed SCAPE framework contractor is Willmott Dixon. Construction will commence in April 2010, with completion in August 2011.

2. Recommendations

That Cabinet delegate authority to the delegated authority to the to the Executive Director for Regeneration and Executive Director for Children's Services in consultation with the portfolio holders for Regeneration and Children's services, for the appointment of Willmott Dixon through the SCAPE framework to construct the replacement Christ Church CE JMI school subject to the overall cost of the project not exceeding £5.5 million.

3. Background information

- 3.1 This scheme is included within the approved capital programme report and was approved by Cabinet on 24 June 2009. The proposal is for a replacement school building to be constructed on the existing site. The estimated cost of the new school building is £5.5 million and it is proposed to fund this scheme from the Primary Capital Programme allocation, together with a school contribution, the level of which will be reported to a future cabinet meeting.
- 3.2 The use of the SCAPE framework will enable the school to be built in the shortest possible time, as the framework is already pre-established through the European procurement process. The Council has on two previous projects used the framework successfully Mary Elliot School & Joseph Leckie Community College; both were completed on time and within budget. The further use of the framework contractor will enable lessons learned and best practice to be carried forward to the benefit of the Council and the school
- 3.3 Seymour Harris Architects are the nominated consultants to be appointed by the framework contractor Willmott Dixon to carry out the proposed design on the project. All stakeholders, including the Head Teacher, will be fully engaged from the outset.
- 3.4 A 'gateway review' will take place during the pre-construction design period to ensure that the project can be delivered in accordance with Walsall Councils policies, procedures and as per the project brief, prior to the order being placed with Willmott Dixon. This will also ensure that:
 - The budget amount of £5.5m will be maintained and not exceeded (this includes design fees and 5% contingency).
 - A proposed programme commencing phase one the New Build School will be between April 2010 and completing April 2011 with the follow on of Phase Two the external soft and hard play areas (after the demolition of the previous building) completion Aug 2011 is achievable and maintainable.
 - A risk register is in place to ensure that current issues and liabilities have been identified and either mitigated or managed.

4. Resource considerations

- 4.1 **Financial:** A total budget of £5.5m of Targeted Capital Funding has been approved; this includes all design fees, surveys, fixtures, furniture, equipment & inter-active computer technology equipment and 5% contingency.
- 4.2 **Legal:** The Council signed the access agreement to use the fully EU compliant SCAPE framework in 2006. Legal Services will be consulted in the sealing of the contract for the execution of the works
- 4.3 **Staffing:** Property Services will be managing the project on behalf of the Council working closely with Walsall Childrens Services Serco Asset Management team

5. Citizen impact

The provision of the new school will contribute to the improved learning of the children at Christ Church CE JMI school.

6. Community safety

The proposed plan of the school will give increased on site car parking allocation for the school.

7. Environmental impact

As part of the Council's Carbon management planning all new buildings will aim to significantly reduce carbon emission. A BREEAM (building research establishment environmental assessment method) workshop has taken place with all stakeholders and the building will be designed to achieve a BREEAM rating of 'very good'.

8. Performance and risk management issues

- 8.1 **Risk:** A risk assessment has been undertaken [meeting the client's requirements, site abnormal, meeting time frames] recorded using the corporate risk assessment/management forms and being managed
- 8.2 **Performance management:** The project development will include 'gateway reviews at key stages to ensure that the project objectives are being met

9. Equality implications

The new building will significantly improve access standards.

10. Consultation

Consultation with various stakeholders has taken place (School, Walsall Childrens Services Serco, Planning and Building Control) and all have given their support and backing to the proposals set out within the Plan.

Background papers

None

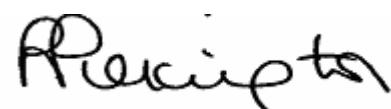
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Tim Johnson
Executive Director
Regeneration

2 October 2009



Pauline Pilkington
Executive Director
Children's Services

12 October 2009



Councillor Adrian Andrew
Deputy Leader
Portfolio holder Regeneration

12 October 2009



Councillor Walker
Children's Services

12 October 2009