

Cabinet – 21 October 2009

Procurement of Contractor – enlargement of Birchills CE Primary School

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

Service: Regeneration, Property Services

Wards: Birchills Leamore

Key decision: No

Forward plan: Yes

1. Summary of report

- 1.1 On 14 January 2009, Cabinet approved the statutory proposal to significantly enlarge Birchills CE Primary School to meet increased demand for primary school places from 01 September 2011. Cabinet also delegated authority to the Executive Director of Children's Services to accept tenders for the project.
- 1.2 Following further design and investigative work on the project, it has been identified that due to the complexity of the refurbishment that a significant amount of phased work will need to be undertaken and it is considered that increased co-ordination and management of the site works will be necessary, this can only effectively and safely be achieved by involving contractors during the design process.
- 1.3 It is imperative that the project construction phase commences as planned in February 2010 in order to achieve the completion in time for the anticipated new 2.0 Form of Entry intake in September 2011.
- 1.4 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.
- 1.5 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 increased levels of control and single point of accountability. In addition, the use of a local supply chain is maximised, market testing work packages to achieve value for money and maintaining a successful delivery team.

- 1.6 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 to enable orders in connection with the project to be placed. The appointed SCAPE framework contractor is Willmott Dixon. Construction will commence as planned in February 2010, with completion in June 2011.

2. Recommendations

- 2.1 That Cabinet delegate authority 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 enlargement of Birchills CE Primary School subject to the overall cost of the project not exceeding £4.315 million, including fees and development costs.
- 2.2 That Cabinet delegate authority to the Executive Director for Regeneration in consultation with the Cabinet member, to determine and execute the most appropriate form of appointment for the design team.

3. Background information

- 3.1 This scheme is included within the approved capital programme report and was approved by Cabinet on 14 January 2009. The total value of the project is £4.815 million and the estimated construction cost of the project is £4.315 million including fees. It is proposed to fund this scheme from the following funding streams: priority 1 condition backlog (boiler replacement work deferred pending decision regarding larger scheme) £60,000, section 106 developer contributions (£21,177), Basic Need (£2,301,027 phased as £537,091 in 2008/09, £1,443,204 in 2009/10 and £321,732 in 2010/11) and the Primary Capital Programme (£2,431,796 in 2009/10).
- 3.2 The proposal is for significant enlargement of the existing school to increase the admission number from 45 to 60 from September 2011 and would enable the school to operate with two classes in each year group. The proposed works will include the demolition and rebuilding of a large part of the school which is structurally unsafe and beyond economical repair.
- 3.3 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 (Willmott Dixon) will enable lessons learned and best practice to be carried forward to the benefit of the Council and the school, and supports the use of local suppliers. In the Mary Elliot project, circa 75% of suppliers to the project were sourced locally.

- 3.4 Baart Harries Newall Architects have been appointed in the capacity of lead architectural consultants to the project and have significantly designed the scheme and submitted proposals to Development Control for approval. The incumbent design team can be novated to Willmott Dixon or an 'execution only' option is available through SCAPE. Property Services will engage with all stakeholders, including Serco, the Head Teacher and the Diocese to determine the most appropriate form of appointment.
- 3.5 A series of 'gateway reviews' will take place during the pre-construction design period and throughout the delivery of the works at key stages to ensure that the project is delivered in accordance with Walsall Council's policies, procedures and as per the project brief. This will also ensure that:
- The budget amount of £4.815m will be maintained and not exceeded (this includes design fees and 5% contingency).
 - A programme of six concurrent work phases is proposed commencing with the decant of pupils into temporary classrooms and refurbishment of KS1 in February 2010 with the demolition of KS2 commencing in March 2010. This is followed by construction of a new build KS2 block, creation of new parking provisions and enhancements to the external soft and hard play areas (after the demolition of the previous building). The target completion of June 2011 is achievable despite the presence of ACM's.
 - 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 £4.815m of 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 Children's Services Serco Asset Management team

5. Citizen impact

Local residents will have improved access to a place at a local primary 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

10.1 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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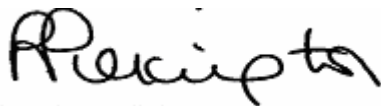
Tim Johnson
Executive Director
Regeneration

21 October 2009



Councillor Adrian Andrew
Deputy Leader
Portfolio holder Regeneration

21 October 2009



Pauline Pilkington
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Children's Services

12 October 2009



Councillor Walker
Children's Services

12 October 2009