

WIRRAL COUNCIL

CABINET – 7th JUNE 2007

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

NEW TEACHING BLOCK FOR WEST KIRBY GRAMMAR SCHOOL FOR GIRLS - SCHEME AND ESTIMATE REPORT

1.0 EXECUTIVE SUMMARY

1.1 This report describes the work required to provide an additional purpose built teaching block at West Kirby Grammar School for Girls, and sets out the costs of the scheme.

1.2 The Board is asked to consider and approve the proposal.

2.0 Background

2.1 West Kirby Grammar School and the Department for Children and Young People's Services, successfully bid for a DfES grant for new teaching accommodation at West Kirby Grammar School for Girls. The approved bid is for three phases of development over two years. The proposed phases are as follows, phase 1 a new Technology Block, phase 2 conversion of the existing Food Technology Building into an Art and Drama Suite and phase 3 a new General Teaching Block. The approved grant also includes for temporary accommodation during the progress of the works and demolition of four mobile classrooms and three small existing redundant buildings.

2.2 This report seeks approval for the final third phase of the proposed works, the new general teaching block together with the costs for service diversions/connections, removal of the temporary accommodation and demolition of the old buildings. In addition a replacement fire alarm for the main school building will be added to this scheme. This fire alarm has been reported separately to this board and is funded from the Department for Children and Young People's Services capital programme 2007/2008.

2.3 Phase one tenders, The Technology Block, were approved at Cabinet 19th October 2006, minute 122, The works are currently on site, with completion anticipated in August 07. Phase 2, Drama Suite, the scheme and estimate was approved at Cabinet on 15 March 2007 minute 277.

3.0 Proposals

- 3.1 The scheme comprises the construction of a new two-storey eight-classroom block catering for 30 pupils per class age 11 to 18, totalling 240 plus staff. The accommodation consists of three classrooms and a sixth form common room to the ground floor plus five classrooms to the first floor. The proposed building will also include a teachers' office, storerooms for all classrooms and a careers room. The proposed building will have links at ground and first floor to the main school building and at first floor only to the existing sixth form building. These links at first floor level will, with the use of the proposed lift, provide disabled access to the previously inaccessible areas of the existing buildings
- 3.2 The new building will include a 10-person lift to the first floor for people with a disability, plus all necessary finishes, fitted furniture, heating, lighting, power, fire and intruder alarms.
- 3.3 The scheme also includes a provisional sum for all equipment, fixtures and fittings necessary for the finished building.
- 3.4 The proposed building is intended to provide more suitable accommodation to replace the existing buildings and mobiles. The existing technology/drama building and the common room/careers building are to be demolished to make space for the new building. The four existing mobiles will be removed once the new building has been completed.
- 3.5 The new building will be designed to be efficient and economic to operate and maintain. It is intended that the building will use, as far as is economically possible, ecologically responsible materials to create a pupil-orientated environment in accordance with DfES recommendations and guidance.

4.0 Financial and Staffing Implications

- 4.1 The Department of Technical Services will provide all Professional Services.
- 4.2 The Director of Technical Services in accordance with the Construction (Design and Management) Regulations will carry out the role of CDM Coordinator.
- 4.3 It is anticipated that there will be a saving in fuel revenue costs at the school as a result of this scheme as the new building will be considerably more energy efficient than the old buildings and mobiles that it replaces. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.
- 4.4 There are no staffing implications with the proposals.

4.5 It is anticipated that the scheme will go out as a single stage selective competitive tender during autumn 2007 and the selected contractor will commence work on site in January 2008 with completion by September 2008. It is intended that the removal of the mobiles will take place during the 2008 summer holidays to minimise the impact on the school.

4.7.1 The Estimate for Phase 3 work is set out below. All costs are at first quarter 2008.

Building costs	1,467,150.00
Removal of temporary accommodation	30,000.00
New School fire Alarm.	100,000.00
Departmental Charges including: Professional Fees Clerk of Works Salary CDM Coordinator Planning and building regulation fees	<u>207,630.00</u>
TOTAL	£ 1, 804,780.00

4.8 Funding was successfully achieved for the scheme through the Targeted Capital Fund (TCF) £2,930,233 phased over three years; this amounts to 80% of the total scheme cost. The remaining 20% funding is being financed through DfES Modernisation allocations, and has been previously approved. £80,000.00 of the projected costs for the new fire alarm will be funded from the Department for Children and Young People's Services capital programme 2007/2008. The anticipated additional £20,000 for the fire alarm will be found from within the main building costs.

5.0 Equal Opportunities Implications

5.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. Access will be provided for children and adults with disabilities to all areas of this building and will, by the nature of the design, improve access for the disabled to the existing main school and sixth form buildings. The new building will also comply with current recommendations on design for the deaf and partially sighted. Disabled persons WC accommodation is provided in the adjacent main school and sixth form buildings.

6.0 Planning Implications

- 6.1 Planning and Building control approval will be required for this project. The school site is within a Primarily Residential Area in the adopted Wirral Unitary Development Plan, subject to Policy HS15.

7.0 Community Safety Implications

- 7.1 The design of this project will take account of best practice to reduce the risk of crime and the local crime prevention officer will be consulted.

8.0 Human Rights Implications

- 8.1 There are no specific human rights implications within this report.

9.0 Local Agenda 21 Implications

- 9.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DfES in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the DETR/DfES guidelines for “Energy efficient design of new buildings and extensions for schools and colleges.”
- 9.2 Low energy electrical fittings, heating controls and water saving devices will all be used as far as possible to help reduce the consumption of natural resources.
- 9.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 9.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

10.0 Access To Information Act

- 10.1 The information used in the preparation of this report was obtained in consultation with the Children and Young Peoples Department and with reference to their bidding documents. No other background papers have been used in the preparation of this report with the exception of the Architects file C180034 and the Quantity Surveyors working papers.

11.0 Local Member Support Implications

- 11.1 The West Kirby Grammar School for Girls is in the Hoylake & Meols Ward.

12.0 Recommendations

That

- (1) the Scheme and Estimate, as presented, be accepted;
- (2) the Director of Technical Services be authorised to seek tenders for the project; and
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

HOWARD COOPER
Director of Children's Services

EGS/SJC/C18034
15/05/07