

WIRRAL COUNCIL

CABINET – 26 NOVEMBER 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

GAYTON PRIMARY SCHOOL – PROPOSED MAIN ENTRANCE/OFFICE/STAFF ACCOMMODATION EXTENSION - SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes proposals to remodel the school's main entrance and reception area, office accommodation, staff facilities and resource area/teaching space for Extended Services at Gayton Primary School. The scheme will also enhance security at the school. The report sets out the estimated costs of the scheme. Cabinet is asked to consider and approve the proposal and to agree future years Capital funding for the project.

The scheme was identified in the Departmental Capital Programme for 2009/10 which was reported to Cabinet on 28th May 2009. This report is identified as item 80 on the Forward Plan for September – December 2009.

1.0 Background

1.1 The proposed scheme remodels the administration and entrance areas by modestly extending the front of the school. The scheme will replace the existing offices forming a new secure entrance lobby, reception area, head teacher's office and will enlarge the undersized staff room. A new teaching space and multi-function room for Extended Schools use will be created plus the creation of new staff, pupil and accessible toilets, and all the necessary facilities and services. A formal access route to the school will be formed which complies with DDA regulations and will provide safe access and improved security to all areas of the school premises.

2.0 Proposals

2.1 Limited modernization has occurred at the school with no additional build or significant refurbishment work in the last 30 years. The priority for the school and its governors is to improve the security and access, meeting DDA requirements, creating a secure and welcoming main entrance to the school including its the reception and administration area as well as providing new curriculum spaces (i.e. teaching room and multi-function room) which will be available to the school and to the wider community in and out of the normal school day.

2.2 The existing staff room and staff toilet facilities do not meet the needs of the school and both require significant refurbishment, included in the scheme is an expansion of the staff room which will offer space for PPA teacher preparation of resources. The existing staff toilets are currently located within the main entrance lobby which reduces the space for waiting visitors and general circulation space. By remodeling this area a better use of space and functionality will be achieved.

2.3 The school does not currently have a wheelchair accessible toilet within the reception lobby area to accommodate the needs of wheelchair users. The proposed scheme will provide for such a facility and would create a wheelchair

accessible toilet that is compliant with DDA regulations and situated near to the multi-function/extended schools room

- 2.4 The intruder alarm and fire alarm systems do not meet current British Standard specifications and will require replacement as they are not capable of incorporating the requirements of the proposed new extension, and these replacements are included within the scheme.
- 2.5 The scheme goes some way to meet the space requirements as set out in Building Bulletin 98 and does not affect the schools Net Capacity. This scheme will meet the accommodation needs of the school for the foreseeable future and provide flexible space for both curriculum and extended services.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Estimate for this work is set out below. All costs are estimated for the commencement of construction within the second quarter of 2010.

Building costs (excluding asbestos-removal, fixtures & fittings, IT equipment and loose furniture)	£ 431,450.00
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Departmental Charges including:

Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	£ 64,717.50

TOTAL	£496,167.50
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These costs include fire and intruder alarm renewed as outlined at 1.5 above.

- 3.2 The scheme will be funded from the following:-

DCSF Modernisation 2009/10	£ 300,000
DCSF Modernisation 2010/11	£ 96,167.50
Schools Access Initiative 2009/10	£ 30,000
School Devolved Formula Capital	£ 70,000

TOTAL	£496,167.50
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- 3.3 The DCSF Capital allocation 2010/11 will form part of the 2010/11 CYPD Capital programme and is required to fully fund the scheme and allow works to progress.
- 3.4 It is anticipated that the scheme will go out as a single stage selective competitive tender early in 2010 and the selected contractor will commence work on site in April 2010 with anticipated completion by October 2010.

4.0 STAFFING IMPLICATIONS

- 4.1 The Professional Services for the scheme will be provided by staff within the Technical Services Department.
- 4.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.
- 4.3 There are no staff implications for the school arising from this report.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Access will be provided for children and adults with disabilities to all areas of the proposed new extension.
- 5.2 The scheme is designed to comply with the current recommendations for sensory impairment.
- 5.3 An accessible WC shall be available within the school's lobby for users and staff as well as visitors.
- 5.4 There are no implications in this report specifically for women, ethnic minorities or the elderly.

6.0 COMMUNITY SAFETY IMPLICATIONS

- 6.1 The design of this project will take account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.
- 6.2 The scheme shall include electronic controls on appropriate inner doors to restrict unauthorized personnel from proceeding beyond the reception lobby.

7.0 LOCAL AGENDA 21 IMPLICATIONS

- 7.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the BRECSU guidelines for "Energy efficient design of new buildings and extensions for schools and colleges."
- 7.2 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.
- 7.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 7.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers once construction commences

8.0 PLANNING IMPLICATIONS

- 8.1 Planning and Building Control approval will be required for this project.

9.0 Anti Poverty Implications

9.1 There are no specific anti poverty implications within this report.

10.0 SOCIAL INCLUSION IMPLICATIONS

10.1 The new extension will assist in providing an integrated approach to children's education, which is recognized as being a key factor in determining positive educational outcomes for all children.

11.0 LOCAL MEMBER SUPPORT IMPLICATIONS

11.1 The Gayton Primary School is in the Heswall ward.

12.0 BACKGROUND PAPERS

12.1 The information used in the preparation of this report is held by the Children and Young Peoples Department and no other background papers have been used in the preparation of this report with the exception of the Architects file B02309 and the Quantity Surveyors working papers.

12.2 Cabinet report dated 28th May 2009, CYPD Capital Programme 2009/10.

13.0 RECOMMENDATIONS

13.1 That the Scheme and Estimate, as presented, be accepted,

13.2 That the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

13.3 That the Director of Technical Services be authorised to seek tenders for the project.

13.4 That the Director of Children's Services use his delegated powers to accept the lowest bone-fide tender and report his acceptance of the tender to Cabinet in due course in accordance with the Council's Procurement Policy.

13.5 That Cabinet approve allocations from DCSF Modernisation allocations 2010/11 be made available for this scheme ahead of Cabinet approval of the main Capital Programme for 2010/11.

HOWARD COOPER
Director of Children's Services