

WIRRAL COUNCIL

CABINET

2 JUNE 2011

SUBJECT:	SCHEME AND ESTIMATE REPORT FOR WOODLANDS PRIMARY SCHOOL TO CONSOLIDATE TEACHING ACCOMMODATION
WARD/S AFFECTED:	BIRKENHEAD & TRANMERE
REPORT OF:	INTERIM DIRECTOR OF CHILDREN'S SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	CHILDREN'S SERVICES AND LIFELONG LEARNING
KEY DECISION?	YES

1.0 EXECUTIVE SUMMARY

- 1.1 This report describes the work required to consolidate teaching accommodation and undertake refurbishment at Woodlands Primary School and sets out the estimated costs of the scheme. The scheme forms part of the CYPD Capital Programme approved by Cabinet on the 22 July 2010.
- 1.2 Cabinet is asked to consider and approve the proposal.

2.0 RECOMMENDATIONS

2.1 That

- (1) The Scheme and Estimate, as presented, be agreed;
- (2) The Director of Law, HR and Asset Management be authorised to seek tenders for the project;
- (3) The Director of Law, HR and Asset Management be authorised to obtain all necessary statutory approvals for the project.

3.0 REASONS FOR RECOMMENDATION/S

- 3.1 Cabinet approved at its meeting of 22 July 2010 (minute 82 refers) the CYPD Capital Programme for 2010/11. The project at Woodlands Primary was identified as part of the Modernisation and Basic Need Capital Allocation for the year. This scheme will allow all classrooms to be located within the main school building, will improve internal circulation, upgrade external play facilities for the school and improve security. At the end of the project the annex building currently in very poor condition and used by two classes will be demolished, and this area remodelled for external use by the school, on what is a very restricted site.

4.0 BACKGROUND AND KEY ISSUES

4.1 The proposed scheme is to provide two Key Stage 1 classrooms in the main school building, these will replace accommodation in the annexe, with adjoining toilet accommodation and resource area, this will improve overall layout and security of the school, providing access to outdoor learning, allow the demolishing of the existing annexe building which is in poor condition and relocate the staff car parking onto this area. The external play area is to be remodelled to incorporate the former parking area into the playground and improve access and safety to the sloping play area.

4.2 The scheme will include:-

- Single storey extension with mainly pitched roof of traditional construction.
- Remodelling of adjacent corridor and classroom.
- Removal of redundant annexe building.
- Formation of new staff car park on annexe site and increased play area adjacent to school.
- Making good to play area adjacent to the Nursery and Reception classrooms.
- Alterations to fencing, gates and play area to improve the safety and appearance of the site.

4.3 The annexe building, which is in poor condition and reaching the end of its useful life, is located on the upper part of the site and houses 2 classes and some storage. This will be demolished on completion, as the accommodation will be re-provided within the main building. This area will then be used for staff parking to allow the current car park and circulation to be incorporated into the play area. The vehicle gates will be retained for out of hour's access to the rear of the school.

4.4 The external play area will be remodelled as it slopes quite steeply in some places in order to achieve a reasonably flat area for ball games, this will also allow some safety concerns to be addressed.

4.6 It is proposed to complete the extension works by Christmas 2011. This allows demolition and external works to complete by March 2012.

5.0 RELEVANT RISKS

5.1 Detailed consultation with Planning and Building Control may result in some minor changes to the proposed scheme which could have a financial impact. However, contingencies within the estimate should be sufficient to cover this possibility.

6.0 OTHER OPTIONS CONSIDERED

6.1 As part of the feasibility study for this project various options were explored for refurbishment of the annexe, placing of the extension in various locations within the site and internal re-organisation. However, the scheme detailed in Part 4 of this report was considered to be the best option in terms of safeguarding, health & safety and organisation of the Key Stage 1 accommodation.

6.2 In accordance with the Council's Green Specification Guide the installation of renewable energy technologies was considered as part of the scheme. However, suitable systems could not be identified for the following reasons and have hence not been cited in the scheme estimates at paragraph 9.5 below:

- PV Panels – these are likely to suffer from vandalism in this location, as they would be visible from the road.
- Wind Power – the site is surrounded by other buildings and is in the lee of the hill so would not get sufficient wind to be effective.

7.0 CONSULTATION

7.1 Due to the relevant small scale of works the design has been developed in consultation with a range of stakeholders including staff, governors, architects and the CYPD Capital team, this consultation will continue throughout the detailed design and construction process.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

8.1 The school offers a number of facilities to the local community and specialist groups and this will continue with the upgraded facilities.

8.2 There will be considerable involvement of the local community, especially with the adjacent Muslim Centre, which has strong links and a good working relationship with the school.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

9.1 The Department of Law, HR and Asset Management will provide all Professional Services.

9.2 The Director of Technical Services in accordance with the Construction (Design and Management) Regulations will carry out the role of CDM Coordinator.

9.3 It is anticipated that there will be no increase in fuel revenue costs at the school as a result of this scheme because it is of approximately the same footprint as the area to be demolished but has the benefit of being attached to the school. (See 12.2 below for details) The Energy Conservation Unit within the Department of Law, HR and Asset Management will closely monitor costs.

9.4 There are no staffing implications with the proposals.

9.5 The Estimate for this work is set out below. All costs are at first quarter 2011.

Building costs	£ 376,453.50
External Works	£ 48,770.00
Demolition	£ 58,000.00
Contingencies	£ 20,000.00

Departmental Charges including: Professional Fees; Design and Supervision fees, Clerk of Works Salary CDM Coordinator and Planning and building regulation fees:	£ 77,507.99
ICT Costs (infrastructure and hardware)	£ 25,000.00
Furniture, fittings and equipment.	£ 25,000.00
TOTAL	<u>£ 630,731.49</u>

The scheme will be funded from the following:-

CYPD capital programme 2010/11	£ 500,000.00
CYPD Primary Surplus Place Removal	£ 130,731.49
TOTAL	<u>£ 630,731.49</u>

10.0 LEGAL IMPLICATIONS

10.1 There are no specific legal implications associated with this report. The Legal and Member Services Section within the Dept of Law HR and Asset Management will arrange the contract with the successful tendering contractor

11.0 EQUALITIES IMPLICATIONS

11.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. Access to the building will be improved as a result of these works for children and adults with disabilities. The building will also be altered to comply with current recommendations on design for the deaf and partially sighted as far as practical.

11.2 Equality Impact Assessment (EIA)

- | | |
|---|---------------------------------------|
| (a) Is an EIA required? | Yes |
| (b) If 'yes', has one been completed
Planning Application is submitted | No, this will be completed before the |

12.0 CARBON REDUCTION IMPLICATIONS

12.1 Low energy electrical fittings, heating controls, water saving devices and high levels of insulation provision will all be used to help reduce the consumption of natural resources in accordance with the Council's Green Specification Guide.

12.2 Carbon Budget implications are firstly that the existing annexe is an old building with little insulation in the walls, floor or roof and the new extension will be built to current high standards, secondly the existing building is detached from the rest of the school with a separate heating system and the new building will be attached to the existing building and use an extension to the existing heating system and the other utilities will also be extended to serve the new extension.

12.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.

12.4 The successful contractor will be encouraged to employ local labour and source materials from local suppliers as far as possible once construction commences.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Planning approval will be necessary for the proposed alterations and improvements to the Woodlands School.

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APPENDICES

Existing Plan
Proposed Plan
Proposed Elevations

REFERENCE MATERIAL

The information used in the preparation of this report was obtained in consultation with the Children and Young Peoples Department with reference to their bidding documents and DfE Building Bulletins. No other background papers have been used in the preparation of this report with the exception of the Architects file B02485 and the Quantity Surveyors working papers.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
CYPD Capital Programme 2010/11 (cabinet minute 82)	22nd July 2010
CYPD Capital Programme 2011/12 (unallocated amounts, to be approved June '11)	