

## WIRRAL COUNCIL

### CABINET

13 JUNE 2013

<b>SUBJECT:</b>	<b>TENDER REPORT FOR SOMERVILLE PRIMARY SCHOOL, WALLASEY</b>
<b>WARD/S AFFECTED:</b>	<b>WALLASEY</b>
<b>REPORT OF:</b>	<b>JULIA HASSALL DIRECTOR OF CHILDREN'S SERVICES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>CLLR TONY SMITH CHILDREN'S SERVICES AND LIFELONG LEARNING</b>
<b>KEY DECISION?</b>	<b>YES</b>

#### 1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to advise Cabinet Members of the outcome of the tender process for works to Somerville Primary School to remove 6 poor quality mobile classrooms and re-provide accommodation within the main school building. The report seeks ratification from Members to accept the lowest tender submitted by Conlon Construction Ltd.

#### 2.0 BACKGROUND AND KEY ISSUES

2.1 Somerville Primary School is located on Northbrook Road, Wallasey and occupies a restricted site for approximately 460 pupils. The scheme includes a substantial amount of new build, refurbishment and upgrade of the existing building and will also bring the pre-school accommodation into the main building. The internal alterations included within the scheme will rationalise the use of existing teaching space in line with the guidelines set out in Building Bulletin 99. Upon completion of the scheme, which is split into two phases, the three double mobile teaching accommodation units which are in very poor condition will be replaced.

2.2 Phase 1 of the scheme (estimate £1 million) will include:-

- Construction of a new hall at 200m<sup>2</sup>
- Construction of a new kitchen and store at 103m<sup>2</sup>
- Construction of an accessible toilet and storage 53m<sup>2</sup>
- Remodelling of two classrooms (existing hall)
- Refurbishment of two classrooms and access routes
- Internal fit-out of the kitchen and store areas

Phase 2 (estimate £0.8 million) will include:-

- Construction of 3 single classrooms
- Demolition of all remaining mobile classrooms
- Internal refurbishment to the former kitchen and staffroom
- Provision of additional toilets.

Depending on the value of returned tenders, alterations to the staff administration area and entrance would also be considered. Detailed design is progressing with this phase.

2.3 The total scheme has been estimated to cost £1.8 million. Phase 1 was initially included in the 2012/13 CYP Capital Programme funded from Modernisation/Basic Need Grant and approved by Cabinet on 12 June 2012. Phase 2 was then to follow being funded from Unsupported Borrowing. Due to the detailed design required for the scheme by multi-disciplined professionals, this has resulted in a lead-in period of 12 months prior to appointing a contractor to undertake Phase 1.

### **3.0 RELEVANT RISKS**

3.1 Difficult ground conditions or discovery of asbestos which cannot be foreseen prior to works commencing may cause delays, however contingencies have been included for this eventuality.

### **4.0 OTHER OPTIONS CONSIDERED**

4.1 A number of options during the design feasibility were considered; the current design allows the required space to be created for teaching and learning and meets current and future pupil place demand in the local area.

4.2 The removal of mobile accommodation has been a priority within the department's accommodation strategy and Somerville Primary is the only school on Wirral with significant use of temporary accommodation.

### **5.0 CONSULTATION**

5.1 Consultation has taken place between the school, architects and Local Authority to ensure that the proposed design meets school and pupil place requirements in the local area.

### **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

6.1 It is intended that the pre-school which is currently occupying one of the mobile classroom units, will be accommodated within permanent rooms within the school building as part of the Phase 2 works on agreed terms.

### **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

7.1 The Tender submissions were received on 9 May 2013 via "The Chest":-

No	Contractor	Tender Sum (£'s)
1	Conlon Construction Ltd.	784,561.00
2	TENDER 2	790,431.18
3	TENDER 3	810,968.00
4	TENDER 4	816,767.00
5	TENDER 5	846,047.00
6	TENDER 6	862,783.97

7.2 The total cost of Phase 1 of the scheme based on the lowest tender submitted is:-

<b>Details</b>	<b>£</b>
Construction Costs (Including Kitchen Fit Out and External Works)	784,561.00
Departmental Charges:-	
Professional Fees charged fees to RIBA Stage D	12,401.85
Design and Supervision @ 15% (including Clerk of Works, CDM Coordinator fee and Planning and building regulation fees)	117,684.15
<b>Total cost of Phase 1 based on the tender submitted</b>	<b>914,647.00</b>

7.3 The total scheme is included within the Council approved Capital Programme and following a review the timing of the scheme is now :-

<b>Scheme</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>	<b>Funding</b>
	£	£	£	
Phase 1	890,000	110,000	1,000,000	Modernisation Grant
Phase 2	0	800,000	800,000	Unsupported Borrowing
<b>Total</b>	<b>890,000</b>	<b>910,000</b>	<b>1,800,000</b>	

7.4 The in-house Design Consultancy section within Asset Management will provide all Professional Services except Mechanical Design which is being provided by Abacus Consult Ltd.

7.5 The Director of Universal and Infrastructure Services in accordance with the Construction (Design and Management) Regulations 2007 will carry out the role of CDM Coordinator.

7.6 Any additional costs for IT and Furniture, Fittings and Equipment (FF&E) not able to be met from the above resources will be met from the schools delegated Formula Capital allocation.

7.7 It is anticipated that there will be no significant increase in revenue costs for energy etc at the school as a result of this scheme.

## **8.0 LEGAL IMPLICATIONS**

8.1 There are no specific legal implications associated with this report. The Head Of Legal and Member Services will arrange the contract with the successful tendering contractor.

## **9.0 EQUALITIES IMPLICATIONS**

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

~~(a) Yes and impact review is attached.~~

(b) No because there is no relevance to equality.

~~(c) No because of another reason which is~~

## **10.0 CARBON REDUCTION IMPLICATIONS**

10.1 Increase in Carbon usage will be minimal due to the low energy building components being specified and the removal of inefficient mobile accommodation which has poor insulation properties. No other environmental issues have been identified with this project.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 A Planning application relating to the proposed work was approved by the Local Planning Authority on the 22 January 2013, application No. DPP3/12/01225 refers.

## **12.0 RECOMMENDATION/S**

12.1 That the Contractor who submitted the lowest tender, as detailed above, be accepted as the Council's 'preferred contractor'.

12.2 The Head Of Legal and Member Services be authorised to execute an appropriate construction contract with the preferred constructor in due course, subject to a check of their tender submission and them developing a satisfactory Health & Safety Plan.

## **13.0 REASON/S FOR RECOMMENDATION/S**

13.1 To implement a previously approved scheme that removes the use of mobile accommodation at Somerville Primary School, this has been a priority within the department's accommodation strategy as Somerville Primary is the only school currently on Wirral with significant use of temporary accommodation.

**REPORT AUTHOR:** Chris Evans  
Principal Quantity Surveyor  
telephone: (0151 606 2342)  
email: [chrisevans@wirral.gov.uk](mailto:chrisevans@wirral.gov.uk)

## **REFERENCE MATERIAL**

The information used in the preparation of this report was obtained in consultation with the Legal Services and Universal & Infrastructure Services and with reference to the business case documents. No other background papers have been used in the preparation of this report with the exception of the Architects files B02549 and the Quantity Surveyor's working papers.

## **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
Cabinet	12 April 2012
Planning Committee	22 January 2013
Cabinet report – Capital Programme and Financing	18 February 2013