

METROPOLITAN BOROUGH OF WIRRAL

CABINET – 9 APRIL 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

PROVISION OF A NEW SCHOOL AT PARK PRIMARY SCHOOL - SCHEME AND ESTIMATE REPORT

1.0 EXECUTIVE SUMMARY

- 1.1 This report describes the work required to provide a new primary school and demolition of the existing school at Park Primary School and sets out the costs of the scheme.
- 1.2 Cabinet is asked to consider and approve the proposal.

2.0 Background

- 2.1 Following a consultation period in 2006, the DCSF announced details of the National Primary Strategy for Change Programme in December 2007. This initiative is the mechanism for capital investment in primary schools, alongside the Building Schools for the Future (BSF) programme in secondary schools.

The Primary Strategy covers all primary schools; community including special, Aided and Controlled and is intended to be a fourteen year capital investment programme in primary schools. It links to the standards agenda and other key primary issues, including the removal of surplus places.

Cabinet confirmed the principles of the Primary Strategy for Change at its meeting of 22 May 2008 (minute 19 refers) with particular reference to Park Primary School following phase 3 of the Authority's Primary Places Review.

- 2.2 In September 2008 Park Primary School relocated temporarily to the former Poulton Primary School building. This is to allow the Park site to be cleared prior to the rebuilding works. Cabinet was advised of this procedure at its meeting of 16 October 2008 (minute 218 refers). The anticipated opening of the new school is October 2010.

3.0 Proposals

- 3.1 The proposed scheme comprises a full replacement of the existing school accommodation following demolition of the existing school buildings. The scheme comprises the construction of a new one and a half form entry school with nursery provision.
- 3.2 The proposed two-storey building will be located in Love Lane adjacent to Central Park in Wallasey. The main road is close to the western end of the site and background noise issues have been taken into account in designing

and locating the building. Negotiations are ongoing into the feasibility of acquiring additional land from the neighbouring recreation ground currently used by the school to enhance the existing play area. Any existing public facilities will be relocated elsewhere in the park following consultation.

Teaching accommodation will comprise:

- 12 no classrooms
- 1 no After School Area
- 1 no Parents/Community room
- 1 no Main Hall (used also for dining)
- 1 no Multi Use Central Atrium
- 1 no Library Resource Centre
- Small Groups Rooms

plus the following staff and administration areas:

- Heads Office/ Meeting Room
- Staffroom (incl PPA room)
- General Office
- Medical Bay (adjacent)
- Entrance/Reception
- SEN Therapy/MI Room
- Interview/Social Care
- Kitchen
- Store rooms

The accommodation as designated is capable of taking 360 pupils a larger number than currently on roll (315 NOR Jan '09). The design is such that further growth beyond this could be accommodated in the short term by re-designation of spaces.

- 3.3 The style of architecture will be contemporary and predominantly of brick construction. The building will provide a good quality learning and working environment for all users, with attractive pupil support and personal spaces to encourage well-being, self-esteem and a sense of ownership. The building also includes outdoor learning areas to all classrooms, covered areas to the ground floor and balconies to the first floor. These areas will provide natural lighting and ventilation and could host a variety of learning activities. The building will also make maximum use of the open aspect over the park.
- 3.4 The work will include all necessary finishes, fitted furniture, heating, lighting, power, sprinkler system, fire and intruder alarms.
- 3.5 External provision will include hard and soft landscaping; play area and multi-use games area; external dining area; covered outdoor learning areas; service yard and car park.
- 3.6 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 DCSF recommendations and guidance. The scheme will achieve a 60% reduction in carbon emissions when compared with 2002 approved levels and achieve a BREEAM (Building Research Establishment Environment Assessment Method) rating of “very good”.

- 3.7 The detailed design is being developed in consultation with a range of stakeholders including staff, governors, pupils, parents and the LA Primary Team and this will continue throughout the design process.

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 no increase in fuel revenue costs at the school as a result of this scheme as the new building will be considerably more energy efficient and built to a higher standard than the current regulations require. 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 The value of the contract will exceed the relevant threshold under European regulatory regime for “works,” the preferred procurement route will be via a restricted tendering procedure with an advertisement placed in the Official Journal of the European Union (OJEU.).

An evaluation panel will be formed in accordance with the Authorities Constitution (Contact Procedure Rules 14.3) with the addition of a representative from the school.

On receipt of expressions of interest a pre-qualification questionnaire (PQQ) will be issued to companies wishing to tender for the works. The companies who are in the top six returned PQQ’s as evaluated by the panel will be invited to tender for the works. The most economically advantageous tender received by the Authority will be accepted using as a basis an appropriate cost/quality evaluation model, which will be lodged with the Central Procurement Unit prior to receipt of tenders.

The use of an existing framework is also under consideration.

- 4.6 The Estimate for this work is set out below. All costs are at third quarter 2009.

Building costs	£ 5,056,818
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Departmental Charges including:
Professional Fees

Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees @ 12.5%	<u>£ 632,102</u>
	£ 5,688,920
ICT Costs (infrastructure and hardware) @ 10%	
Furniture fittings and Equipment (FF&E) @ 5%	<u>£750,000</u>
TOTAL	<u>£6,438,920</u>

ICT and FF&E costs are initial allocations. All costs will be subject to ongoing review and value engineering as the scheme is developed.

The scheme will be funded from the following:-

Primary Capital Programme (DCSF Grant) 2009/10 & 2009/10	£ 5,438,920
Council Capital receipt (following sale of former Poulton Primary School site)	£1,000,000
TOTAL	£ 6,438,920

There will be further discussion with the school with regard to the use of Devolved Formula Capital as the detailed design is developed.

- 4.7 Whilst it is acknowledged that ICT is an integral part of the project scope, it is anticipated that the ICT and FF&E elements of the contract will be dealt with as separate items within the contract and as such, will be awarded via standard Council procurement arrangements.

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. The new building will also comply with current recommendations on design for the deaf and partially sighted. An Equality Impact Assessment has been carried out for this project and there are no negative impacts identified for any specific groups.

6.0 Planning Implications

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

6.2 The Park School site is within a Primarily Residential Area in the adopted Wirral Unitary Development Plan (UDP) and redevelopment of the school buildings is acceptable in principle in accordance with Policy HS15. The former bowling green is within the Greenspace Proposal GR2/129 subject to Policy GR1 in the UDP and its use as an additional playing field for the school is acceptable in principle. Land to the south east of the school grounds, previously used as allotments has now been incorporated within the publicly accessible open area of the park, offsetting any potential loss of existing public open space in the immediate locality.

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 has been consulted and will continue to be consulted as part of the ongoing design process.

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 The design will follow the DETR/DfES guidelines for “Energy efficient design of new buildings and extensions for schools and colleges.” The scheme will achieve a 60% reduction in carbon emissions when compared with 2002 approved levels and achieve a BREEAM (Building Research Establishment Environment Assessment Method) rating of “very good”. It will be constructed to energy standards better than current regulations require.

9.2 Low energy electrical fittings, heating controls, water saving devices (including rain water recycling), biomass boilers, passive ventilation and very high levels of insulation provision 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 Agreements will be negotiated with the successful contractor to provide training and employment opportunities for the local community 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 C18478 and the Quantity Surveyors working papers.

11.0 Local Member Support Implications

11.1 Park Primary School is in the Liscard 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;
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.

HOWARD COOPER
Director of Children's Services

This report was prepared by Bryan Gilbert who can be contacted on 606 2392
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