

## **WIRRAL COUNCIL**

**CABINET – 28th MAY 2009**

### **REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES**

#### **NEW ENTRANCE AND ADMINISTRATION BLOCK FOR BIDSTON AVENUE PRIMARY SCHOOL**

#### **SCHEME AND ESTIMATE REPORT**

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##### **EXECUTIVE SUMMARY**

This report describes the work required to modify and undertake significant improvements to the schools' main entrance, administration areas and Foundation classes. The scheme will create a single controlled access into the school and will join two buildings which are currently separate, thereby enhancing security. The improvements to the administrative and staffing areas will centralise these spaces and the scheme also re-configures teaching spaces used for Foundation classes.

Cabinet is asked to consider and approve the proposal.

##### **1.0 Background**

1.1 Bidston Avenue Primary School occupies a range of early 20<sup>th</sup> century buildings with later additions to the accommodation having been made at various times. The school occupies an urban site in Tollemache Road, Bidston and pupil numbers currently stand at 411 with the pupil forecast for five years time expected to remain relatively stable. The scheme has been developed in conjunction with the school, Children & Young People's Department and architects within the Technical Services Department. The scheme presents an opportunity to link the former separate infant and junior buildings via one centralised entrance and administration block. This improves both safety and security of the site and for its users and allows for better configuration of Early Years teaching in the school.

1.2 This report seeks approval for the proposed works which comprise a single storey main entrance, administration and staffing areas and a re-configuration of Early Years teaching spaces.

##### **2.0 Proposals**

2.1 The scheme comprises the construction of a single storey main entrance and administration rooms with link corridor. The accommodation consists of main entrance/ reception lobby, head teacher's office, school office, and staff room. Additional staff toilet and welfare facilities are also included. Some refurbishment works will be needed to accommodate the new extension and will permit a better

configuration of Early Years teaching accommodation. The works have been designed to provide a secure and safe link between the two existing buildings.

- 2.2 The scale and style of the new work will be sympathetic to the existing architecture and will include all the necessary finishes, fitted furniture, heating, lighting, power, fire and intruder alarms.
- 2.3 The new building has been designed to be efficient and economic to operate and maintain and 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.
- 2.4 The proposed scheme will also include provision to extending the existing heating system and ventilation to suit the new extension works. Upgrading works to the existing electrical supply, new fire alarm and security systems will also be required.
- 2.5 The proposed building is intended to provide more suitable accommodation to replace the existing staff and administration rooms, which are currently located at numerous locations around the school within the existing two buildings.

### 3.0 Financial Implications

- 3.1 It is proposed that the scheme will be procured as a single stage selective competitive tender during June 2009 and the selected contractor will commence work on site in July 2009 with completion by December 2009.
- 3.2 The Estimate for this work is set out below. All costs are at third quarter 2008.

	£
Alterations	8,400.00
Building costs	263,300.00
External Works	29,600.00
Electrical Installations – lighting & power	27,500.00
Renew Fire & intruder alarm to existing school	27,000.00
Mechanical Installations	15,000.00
Fixtures, Fittings & Equipment	14,300.00
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£	385,100.00
Departmental Charges at 15% including:	
Professional Fees	
Clerk of Works Salary	
CDM Coordinator	
Planning and building regulation fees	57,765.00
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<b>TOTAL</b>	<b>£ 442,865.00</b>
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The scheme will be funded from the following:-

DCSF Capital Modernisation 2008/09	150,000.00
DCSF Capital Modernisation 2009/10*	200,000.00
Schools Budget	92,865.00
<b>TOTAL</b>	<b>£442,865.00</b>

- 3.3 \* the DCSF Capital Modernisation allocation 2009/10 is subject to the approval of the CYPD Capital Programme.

#### **4.0 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 The Corporate Procurement Support Unit have been consulted and are satisfied with the procurement process implemented for this scheme.

#### **5.0 Equal Opportunities Implications**

- 5.1 The Council's Access Officer shall be fully consulted on the proposals.
- 5.2 The facilities being provided by the scheme outlined in this report have taken fully into consideration the access needs of people with disabilities, special needs and the elderly.
- 5.3 Access will be provided for children and adults with disabilities to all areas of this building. The new centre will also comply with current recommendations on design for the deaf and partially sighted.
- 5.4 There are no implications in this report for equal opportunities, including 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 prevention officer will be consulted.
- 6.2 The scheme shall include inner security door so that only authorised access via the reception staff may proceed beyond the entrance 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 DETR / DCSF 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 Human Rights Implications**

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

## **10.0 Anti Poverty Implications**

- 10.1 There are no specific anti poverty implications within this report.

## **11.0 Social Inclusion Implications**

- 11.1 There are no specific social implications within this report

## **12.0 Local Member Support Implications**

- 12.1 The Bidston Avenue School is in the Claughton ward.

## **13.0 Background Papers**

- 13.1 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 C18445 and the Quantity Surveyors working papers.

## **14.0 Recommendations**

That:

- (1) the Scheme and Estimate, as presented, be accepted;
- (2) the Director of Technical Services be authorised to procure the scheme as a single stage selective competitive tender;
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the scheme.

HOWARD COOPER  
Director of Children's Services