

WIRRAL COUNCIL

CABINET - 25 NOVEMBER 2010

REPORT OF THE INTERIM DIRECTOR OF CHILDREN'S SERVICES

REFURBISHMENT AND REMODELLING OF THE FORMER ENGINEERING BLOCK AT WOODCHURCH HIGH SCHOOL

SCHEME AND ESTIMATE REPORT

EXECUTIVE SUMMARY

This report describes the work required to refurbish and undertake a modest amount of remodeling of the former Engineering Block at Woodchurch High School. The remodeled facility will be able to accommodate the schools' Aspergers Base, Training School Specialism and also allow for Community Use. This report sets out the costs of the scheme at £262,425 and Cabinet is asked to consider and approve the proposal.

1.0 BACKGROUND

- 1.1 Woodchurch High School has just undergone a £25m rebuild as part of the national One School Pathfinder Programme. Kier (North West) as part of their schedule of works under the main construction programme has demolished the old school building with the exception of the Sports Centre and the former Engineering Block, both of recent construction.
- 1.2 Due to the funding constraints and strict floor area calculations of One School Pathfinder projects, any non-essential curriculum and community use was not permitted within the main programme of works. The additional scheme has been designed to refurbish and remodel the remaining Engineering Block building in order to provide additional facilities to support the schools' Aspergers Base, Training School Specialism and Community use. The scheme has been drawn up using normal procurement methods using funding from Council and schools Devolved Formula Capital allocations.
- 1.3 The refurbishment of the former Engineering Block includes, the formation of an accessible entrance, provision of toilet facilities, pupil support base, Aspergers base with kitchenette, training school classroom, diploma teaching room, practical room and counseling facilities, the scheme also includes the upgrading of services. The works create a stand alone building from this part of the former school, at the front of the site which will allow use separately from the main school.
- 1.4 On 22 July 2010, Cabinet were made aware of the intended remodeling to the former Engineering Block to create a 'stand alone' facility, funding was approved within the CYPD Schools Capital Programme 2010/11.

2.0 RISK ASSESSMENT

- 2.1 The main programme of work undertaken by Kier (North West) included the isolation of the former Engineering Block, ensuring that services were

maintained and that the building was safe and secure. This reduces risk to future adaptations as a result of additional ground works or service connections which often increase project costs.

- 2.2 The risk to the school in not being able to provide additional support to pupils with Aspergers is significant and this project will allow this specialist role to continue in parallel to the work being done in the main school building.
- 2.3 No other risks have been identified with this project.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Estimate for this work is set out below. All costs are at the first quarter of 2011.

Building costs including External Works	£224,295.00
Departmental Charges including: Professional Fees @ 17% Clerk of Works Salary CDM Coordinator	
Planning and building regulation fees	£ 38,130.00
Total	£262,425.00

The scheme will be funded from the following resources:

Modernisation funding 2010 / 2011	£200,000.00
School Devolved Formula Capital	<u>£ 62,425.00</u>
TOTAL	£262,425.00

- 3.2 Costs include essential refurbishment works such as replacement of M&E, fire and security alarms, finishes, containment and external works. Consequential improvements to reduce running costs and meet current building regulations include applying an insulated render to external walls providing upgraded insulation.
- 3.3 It is anticipated that there will be a saving in fuel revenue costs at the site as a result of this scheme as the refurbished building will be more energy efficient than existing, due to the proposed design measures included in the project. The Energy Conservation Unit within the Department of Technical Services will closely monitor costs.
- 3.4 The running and maintenance of the facility will be met from the schools delegated budget.

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.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS/EQUALITY/HEALTH IMPACT ASSESSMENT

- 5.1 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.
- 5.2 Five toilets, including an accessible WC, will be available within the lobby for users and staff as well as visitors.
- 5.3 There are no implications in this report specifically for women, ethnic minorities or the elderly.
- 5.4 There are no specific health implications but an impact assessment will be undertaken prior to the works being tendered.

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 electronic controls on appropriate inner doors to restrict unauthorized personnel from proceeding beyond the reception lobby.
- 6.3 The scheme has the potential to provide key community use due to its stand-alone construction and positioning within the school boundaries and general location with the Woodchurch area.

7.0 LOCAL AGENDA 21 IMPLICATIONS

- 7.1 Thermal insulation is to be provided to meet the standards and guidelines recommended by part L2 of the Building Regulations.
- 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.
- 7.5 The successful contractor will also be encouraged to enter into dialogue with the Council's Construction Employment Integrator team, with the objective to agree target recruitment training hours in conjunction with the project.

8.0 PLANNING IMPLICATIONS

- 8.1 Planning and Building Control approval will be required for this project. Woodchurch School is within the Green Belt in the Council's Adopted Unitary

Development Plan and redevelopment to refurbish the former Engineering Block is subject to Policy GB3 – Re-Use of Buildings in the Green Belt.

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 proposed works 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 Woodchurch High School is in Upton ward.

12.0 BACKGROUND PAPERS

12.1 The information used in the preparation of this report was obtained from working files in 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 B02403 and the Quantity Surveyors working papers.

12.3 Cabinet on 22 July 2010 refers to the scheme within CYPD Schools Capital Programme 2010/11.

RECOMMENDATIONS

That:

1. The Scheme and Estimate, as presented, be accepted
2. The Director of Technical Services be authorised to obtain all necessary statutory approvals for the project.
3. The Director of Technical Services be authorised to seek tenders for the project.
4. The Interim Director of Children's Services use his delegated powers to accept the lowest bona-fide tender and report his acceptance of the tender to Cabinet in due course in accordance with the Council's Procurement Policy.

David Armstrong
Interim Director of Children's Services