

# WIRRAL COUNCIL

## CABINET

3 FEBRUARY 2011

<b>SUBJECT:</b>	<b>SCHEME AND ESTIMATE REPORT FOR CATHCART STREET PRIMARY SCHOOL REFURBISHMENT</b>
<b>WARD/S AFFECTED:</b>	<b>BIDSTON AND ST JAMES</b>
<b>REPORT OF:</b>	<b>INTERIM DIRECTOR OF CHILDREN'S SERVICES</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>COUNCILLOR SHEILA CLARKE MBE CHILDREN'S SERVICES &amp; LIFELONG LEARNING</b>
<b>KEY DECISION?</b>	<b>YES</b>

### 1.0 EXECUTIVE SUMMARY

- 1.1 This report describes the work required to remodel and refurbish Cathcart Street Primary School which includes the provision of a re-located satellite Children's Centre and after school club accommodation replacement and sets out the costs of the scheme.
- 1.2 Cabinet is asked to consider and approve the proposal.

### 2.0 RECOMMENDATION/S

- 2.1 That the Scheme and Estimate, as presented, be accepted;
- 2.2 The Director of Law, HR and Asset Management be authorised to seek tenders for the project;
- 2.3 The Director of Law, HR and Asset Management be authorised to obtain all necessary statutory approvals for the project.

### 3.0 REASON/S FOR RECOMMENDATION/S

- 3.1 At its meeting of 25<sup>th</sup> November 2010 (minute 222 refers), Cabinet approved the closure of Cole Street Primary School. All former Cole Street Primary School pupils may transfer to the nearby Cathcart Street Primary if they choose to do so, regardless of home address. The proposed scheme is intended to improve and upgrade the building and facilities at Cathcart Street to provide better provision for the existing and additional pupils and to re-provide the satellite Children's Centre which is currently located in the former St Laurence's Primary School building (a building now largely empty and owned by the Diocese of Shrewsbury).

## **4.0 BACKGROUND AND KEY ISSUES**

4.1 The proposed scheme will refurbish and upgrade the existing building at Cathcart Street Primary School, add a satellite Children's Centre and re-provide the temporary mobile accommodation on site used for before and after school provision and holiday activities.

4.2 The scheme will include:-

- Alterations and small extensions to improve the pupil toilet and cloakroom provision.
- Dry lining the existing internal walls to conceal the exposed brickwork and block-work and to improve acoustic properties
- Alterations to the internal room layout to provide practical resource areas adjacent to classrooms and to improve internal circulation.
- Provision of a hygiene room for pupils with disabilities.
- Improved office and reception facilities and a new entrance area.
- Refurbishment of all toilet provision for both pupils and staff.
- Redecoration and new floor finishes throughout.
- Replacement of the existing high level clerestory windows.
- Complete replacement of the roof covering with improved insulation levels to reduce heat loss.
- A secure external covered play area adjacent to the Foundation classrooms.
- Replacement boilers and heat emitters.
- Additional classroom ventilation.
- New energy efficient lighting.
- New fire and intruder alarms.
- CCTV security system.
- New fencing throughout to improve the security and appearance of the site

4.3 A poor quality mobile is located on the Cathcart Street site for the CATS before and after school and holiday provision (privately run). This will be demolished and replacement accommodation provided within the main building. This will enhance the external appearance of the school and improve security as well as allowing additional external Foundation play space.

4.4 The design life of the refurbishment is a minimum of 25 years, which should extend the life of the existing building as well as reducing running and maintenance costs.

4.5 An extension to the front of the building has been included to provide a Children's Centre satellite to house the Children's Centre satellite, which is temporarily housed at the former St Laurence's Primary School. This will include, a secure entrance and reception with office, multi-function room, consultation rooms, kitchen and WC's with baby change. The work will include all necessary finishes, fitted furniture and equipment, heating, lighting, power, fire alarms and a security system as required.

- 4.6 It is proposed to complete the internal refurbishment works before the start of the Autumn term in September 2011 in order to make use of the current availability of spaces in the building and to commence the extension for the Children's Centre shortly after. To assist in achieving this tight timescale it is proposed to begin the window and roof replacement and the fencing works as soon as possible as separate contracts prior to the main alteration works, this will begin in May once planning approval has been sought. There is no requirement for the school to relocate during these works.

## **5.0 RELEVANT RISKS**

- 5.1 Subject to final approval, the scheme will be funded by a combination of local and national capital.
- 5.2 Detailed consultation with Planning and Building Control may present in some small necessary changes to the proposed scheme. These could have a financial impact. However contingencies within the estimate should be sufficient to cover this possibility.

## **6.0 OTHER OPTIONS CONSIDERED**

- 6.1 On 1<sup>st</sup> October 2009 Cabinet agreed that a reduction of one community primary school in the area under review was necessary, but requested a further report on options involving either the retention of the Cathcart Street Primary School site (as recommended), or the establishment of a new build primary school on a new site.
- 6.2 The outcome of the site appraisal was reported to Cabinet on 24<sup>th</sup> June 2010. The option to build in Birkenhead Park was demonstrated to be highly unlikely to receive approval from English Heritage. Of the two existing school sites, the Cathcart Street site was recommended for retention as a school. Cabinet determined that proposals should be published in respect of the closure of Cole Street Primary School with effect from 31<sup>st</sup> August 2011.

## **7.0 CONSULTATION**

- 7.1 The design has been developed in consultation with a range of stakeholders including staff, pupils and parents/carers, and the LA Primary Team and this will continue throughout the detailed design process.

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

- 8.1 The CATS club will be housed in permanent accommodation within the school building.
- 8.2 There will be considerable involvement of local community groups in the use of the proposed satellite Children's Centre in line with the usual working arrangements for these centres.

## **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 as the proposed works will help improve the energy efficiency of the existing building. The Energy Conservation Unit within the Department of Law, HR and Asset Management will closely monitor costs.
- 9.4 There are no staffing implications.
- 9.5 The Estimate for this work is set out below. All costs are at first quarter 2011.

£

Construction costs	760,128
Electrical	231,826
Mechanical	275,000
External works (including security)	101,750
Provisional sums	32,750
Demolition	10,800
Contingencies	25,000
 Total building works	 £1,437,254
 Prelims @ 12%	 172,470
Additional 1% for occupied building	14,373
 Estimated Building Works	 £1,437,254
 Departmental Charges @ 15% including: professional Fees, clerk of works, CDM Coordinator, Planning and building regulation fees	    £243,615
 <b>TOTAL</b>	 <b><u>£1,867,712</u></b>

The scheme will be funded from the following resources:-

Council Capital Programme 2011/12	1,500,000
Primary Capital Programme 2010/11	367,712

**TOTAL** **£ 1,867,712**

- 9.6 Any additional furniture, fittings and equipment required will be funded from the schools Devolved Formula Capital.

## **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 An Equality Impact Assessment (EIA) is required and will be completed before the Planning Application is submitted

## **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 as far as possible to help reduce the consumption of natural resources.

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

12.3 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 Cathcart Street School.

13.2 Rationalisation and refurbishment of schools allow the most vulnerable accommodation to be removed and other security improvements carried out.

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## **APPENDICES**

- (1) Existing Plan
- (2) Proposed Plan
- (3) Proposed Elevations

## REFERENCE MATERIAL

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 C18719 and the Quantity Surveyors working papers.

## SUBJECT HISTORY (last 3 years)

<b>Council Meeting</b>	<b>Date</b>
Cabinet report	25 <sup>th</sup> November 2010
Cabinet report - CYPD Capital Programme 2010/11	22 <sup>nd</sup> July 2010
Cabinet report	24 <sup>th</sup> July 2010
Cabinet report	1 <sup>st</sup> October 2009
Cabinet report	28 <sup>th</sup> May 2009