

Award of Contract for the construction of an extension, refurbishment and remodelling to accommodate the expansion of Ravensthorpe Primary School
Cabinet Member for Education, Skills and University
November 2013
Deadline date: November 2013

Cabinet portfolio holders:	<i>Cllr Holdich, Cabinet Member for Education, Skills and University</i>
Responsible Director:	<i>Sue Westcott, Executive Director Children’s Services</i>
Is this a Key Decision?	YES If yes has it been included on the Forward Plan : Yes Unique Key decision Reference from Forward Plan : KEY/08AUG13/02
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO

R E C O M M E N D A T I O N S

The Cabinet Member, in consultation with the Cabinet Member for Resources and the Executive Director - Children’s Services ; Executive Director – Strategic Resources and the Head of Legal Services, is requested to :

1. Authorise the construction of an extension and remodelling of existing buildings including provision of a temporary mobile classroom and associated works to accommodate the expansion of Ravensthorpe Primary School up to the value of the budget sum of £3.35m, subject to the school governors obtaining consent pursuant to section 77 of the School Standards and Framework Act 1988. This sum shall also include funding for Information and Communications Technology (ICT), all site surveys and project management and technical advisors fees.
2. Authorise the Executive Director of Children Services to vary the design and build lump sum option contract with Carillion Construction Ltd to include the construction of an extension and the refurbishment and remodelling of existing buildings to accommodate the expansion of Ravensthorpe Primary School.

SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the Cabinet Member’s approval to the recommendations to enable Ravensthorpe Primary School to be expanded from 1 form of entry (30 pupils per year groups) to 2 forms of entry (60 pupils per year group).
- 1.2 The new extension will consist of an additional classroom in Key Stage1 and five additional classrooms in Key Stage 2. The existing Key Stage 1 block and Key Stage 2 block will be linked via a corridor at the back of the existing hall.

- 1.3 Refurbishment of the existing site would include formation of a new staffroom, lobby area and offices/meeting rooms, with remodelling within large sections of the existing school.

2. PURPOSE OF THIS REPORT

- 2.1 The purpose of this report is to provide background information and seek the Cabinet Member's approval in relation to the recommendations.
- 2.2 This decision is proposed in accordance with the delegations for the Cabinet Member for Education, Skills and University exercising delegated authority under paragraph 3.3.8 (a) of Part 3 of the constitution in accordance with the terms of his portfolio at paragraph 3.5(b).
3. **TIMESCALE** (*If this is not a Major Policy item, answer **NO** and delete second line of boxes*).

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	
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4. DETAILS OF DECISION REQUIRED

- 4.1 This decision is further to the approval by the Chief Executive in consultation with the Executive Director - Children's Services, Executive Director – Strategic Resources, Solicitor to the Council, the Cabinet Member for Resources and the Cabinet Member for Education, Skills and University, on 17 July 2012 to appoint Carillion Construction Ltd under a design and build lump sum option contract to build the City of Peterborough Academy.
- 4.2 The design and build lump sum option contract which the Council entered into with Carillion Construction Ltd, as agreed with Partnerships for Schools, the Department for Education and the Education Funding Agency allowed for the City of Peterborough Academy to be the "sample" school, with schools in the Council's Primary Capital Programme as "non sample" schools. The Council in its procurement for a contractor to build the City of Peterborough Academy therefore also procured a contractor to design and build such further schools. The contract would be the standard form of Design and Build contract for use with the Partnerships for Schools National Framework. The Partnerships for Schools Contractors Framework was procured under the Restricted Procedure of the Public Contracts Regulations 2006.
- 4.3 The process for adding additional schools to the Council's contract with Carillion involves Carillion submitting Contractor's Proposals (akin to a bid) in response to a specification issued by the Council. The project team responsible for the evaluation of Carillion's Contractor's Proposals comprises representatives of Ravensthorpe Primary School, Council officers and external specialist technical advisors.
- 4.4 Once the project team are satisfied with the Contractor's proposals a value for money report will be sent to the Executive Director of Children Services to approve the variation to Carillion's contract for the construction of the new school building, refurbishment and remodelling to the existing buildings at Ravensthorpe Primary School.
- 4.5 A budget of £3.35m has been set for the works. These funds are allocated against the Children's Services Capital Programme within the Medium Term Financial Strategy (MTFS) (2013/14 – 2016/17).
- 4.6 The expanded Ravensthorpe Primary School is required to be open by January 2015 so as to accommodate its expansion to 2 forms of entry (60 pupils).
- 4.7 The planning application for the school was submitted on 30th September 2013 and is scheduled to be heard at Planning Committee on 19th November 2013.

- 4.8 The batched arrangements under the design and build lump sum option contract expire on 31 December 2014. This means any variations to the design and build lump sum option contract with Carillion Construction Ltd has to be in place by this date.
- 4.9 In order to keep to the overall programme timescale, careful consideration has been given to the decisions that will be required to ensure probity in the process. The following milestones and dates should be noted:
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|--------------------------------------|---------------------------------|
| - Submission of planning application | 30 th September 2013 |
| - Contractors Proposals submitted | 11th November 2013 |
| - Planning Committee | 19th November 2013 |
| - Financial and Commercial close | 6 th December 2013 |
| - Start on site | 20th January 2014 |
| - Complete works on school site | 19 th January 2015 |
| - New building open to students | 9 th February 2015 |

5. CONSULTATION

- 5.1 The headteacher and representatives of the Ravensthorpe Primary School Governing Body have been fully involved in the development of the specification and design for the new school site.
- 5.2 A presentation of the scheme was given to the full governing body of Ravensthorpe Primary School on 3rd September 2013 and they gave formal approval to the emerging design of the scheme.
- 5.3 A public exhibition was held on 18th September 2013 at the school where the designs for the expansion and remodelling were on display for the public, parents, students and staff. The exhibition was well attended and the proposals very positively received. The Cabinet Member for Education, Skills and University, the Ward Councillors and other members of local community were invited to the exhibition.
- 5.4 As a statutory consultee Sport England were informed at an early stage of the proposed relocation and formally consulted through the planning application for the new school building.
- 5.5 Key stakeholder departments within the Council are fully briefed on the proposals. These include Planning Department, Strategic Finance and Legal Services.
- 5.6 The extension is being built on existing school fields, therefore consent is required from the Department of Education pursuant to section 77 of the School Standards and Framework Act 1988. As the school owns its land, the school governors are responsible for ensuring that this consent is obtained. The Council will work with the school to ensure that no action is taken prior to the consent being obtained.

6. ANTICIPATED OUTCOMES

- 6.1 Subject to the evaluation of Carillion's Contractors Proposals by the Project Team, Carillion will design and construct the new extension to Ravensthorpe Primary School site under the Partnerships for Schools design and build contract.

7. REASONS FOR RECOMMENDATIONS AND ANY RELEVANT BACKGROUND INFORMATION

- 7.1 The Local Authority has a statutory duty to provide school places and there are significant pressures on the city as a whole. The decision to expand Ravensthorpe Primary School was made by the Cabinet Member for Education, Skills and University following discussion and approval by the Ravensthorpe Governing Body and Headteacher.

7.2 As a result of the above, Ravensthorpe Primary School is expanding to two forms of entry. The proposed scheme will :

- Provide an additional reception classroom in Key Stage 1, five new classrooms in Key Stage 2 and a link corridor from Key Stage 1 to Key Stage 2.
- Refurbish and remodel the existing site to include the formation of a new lobby area, staffroom and additional office/meeting accommodation and extended dining hall area.

8. ALTERNATIVE OPTIONS CONSIDERED

The following options were considered and rejected:

8.1 **To do nothing.** This option was rejected due to the shortage of primary pupil places in Ravensthorpe area and the Local Authority's statutory duty to provide sufficient school places.

8.2 **Tender separately for the works** i.e., do not use the batched contract arrangement. If the batched contract arrangement with Carillion was not to be used this would mean that the Council would have to spend some 3 - 4 months procuring a contractor to build the new school. The batched arrangement obviates the need for such a procurement exercise and enables the Council to deliver the additional accommodation required for January 2015.

9. IMPLICATIONS

9.1 Financial – The financial implications of this Cabinet Member Decision Notice are set out in the main body of the report.

9.2 Legal - The Partnerships for Schools Contractors Framework was procured under the Restricted Procedure of the Public Contracts Regulations 2006 and the Council is permitted to use the framework to call-off contracts instead of carrying out a separate tender exercise for the proposed works. The Council is entering into the agreement pursuant to its powers contained in section 2 of the Local Government Act 2000, section 14 of the Education Act 1886, section 22 of the Schools Standards and Framework Act 1998 and section 111 of the Local Government Act 1972 in order to enable investment in certain educational services and facilities.

9.3 Environmental - The specification for the works in the new build will include a sustainable approach to ensure that the building envelope exceeds current building regulations in terms of air quality, air tightness and energy efficiency. It will also incorporate renewable technologies to achieve the 10% improvement in Part L2A Buildings Regulations.

10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED

None.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985 and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

School Organisation Plan 2012-2017