

Award of Contract for the construction of new school buildings and the refurbishment and remodelling of existing buildings to accommodate the expansion of Oakdale Primary School

Cabinet Member for Education, Skills and University

July 2017

Deadline date: September 2017

Cabinet portfolio holders:	Cllr Ayres Cabinet Member for Education, Skills and University in consultation with Cabinet Member for Resources
Responsible Director:	Wendi Ogle Welbourn – Corporate Director People and Communities
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/6FEB17/01
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 is requested to :

1. Authorise the construction of new school buildings and the refurbishment and remodelling of existing buildings to accommodate the expansion of Oakdale Primary School up to the value of the budget sum of £5m, subject to the Council obtaining consent pursuant to section 77 of the School Standards and Framework Act 1988. This sum shall include the anticipated design and build contract costs of and funding for Information and Communications Technology (ICT), all site surveys and project management and technical advisers fees.
2. Authorise the Corporate Director, People and Communities in consultation with the Interim Corporate Director: Resources and legal services to award the contract for the construction works to the successful contractor from Lot 3 of the Peterborough City Council Construction Framework following the mini-competition process.
3. Authorise the Director of Governance or delegated officers to enter into any other legal documentation on behalf of the Council in relation to this matter.

Cllr Seaton, Cabinet Member for Resources, comments that: No comment

1. SUMMARY OF MAIN ISSUES

- 1.1 This report seeks the Cabinet Member's approval to the recommendations to accommodate Oakdale Primary School's to be expanded from 1 form of entry to 2 forms of entry (60 pupils per year group) from September 2018.
- 1.2 In order to accommodate the expansion, this project will include the provision of 8 new classrooms and a new main school reception and entrance area. A new corridor linking the new build to the existing building by demolishing the IT room. An additional community room and nursery to be built including external play areas.
- 1.3 Essential refurbishment works will include extensive works to some of the KS1 classrooms to form a studio area adjacent to the hall to extend this space, staff room, and refurbishment of 4 existing classrooms.
- 1.4 A new staff car park will be re-provided at the front of the 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 3.4.8 (a) of Part 3 of the constitution in accordance with the terms of her portfolio at paragraph (b).

3. TIMESCALE

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

- 4.1 A budget of £5m has been set for the project. These funds are allocated against the Primary Capital Programme within the Medium Term Financial Strategy (MTFS) (2017/18).
- 4.2 The Council's Construction Framework was procured using the restricted procedure under the Public Contract Regulations 2015. The framework agreement commenced on 1st January 2017 for a period of four years.
- 4.3 The framework includes the following contractor's from Lot 3 (value £2m to £5m):
- Coulson and Son Limited
 - Jeakins Weir Limited
 - Kier Construction Limited
 - Morgan Sindall Construction and Infrastructure Limited
 - RG Carter Cambridge Limited
- 4.4 The framework permits contracts to be called-off under a mini competition process and the Council intends to procure the works set out in this report through this process.
- 4.5 The initial phase of the expanded Oakdale Primary School accommodation is required to be open by September 2018 so as to accommodate the first Reception intake of 60 pupils.
- 4.6 The planning application for the school was submitted July 2017 and, if required, is scheduled to be heard at Planning Committee in October 2017.
- 4.7 In order to keep the overall programme timescales, careful consideration has been given to the decisions that will be required to ensure probity in the process. The following milestones dates to be noted:

Submission of planning application	July 2017
Planning decision	October 2017
Contractor's proposals	October 2017
Financial and commercial close	October 2017
Start on site (main works)	January 2018
Works complete	December 2018

4.8 The expansion is subject to planning approval being obtained.

5. CONSULTATION

5.1 The headteacher and representatives of the Oakdale Primary School Governing Body have been fully involved in the development of the specification and design for the new school site.

5.2 The scheme was presented to staff and members of the governing body on 28th March 2017.

5.3 A public exhibition was held on 29th March 2017 at the existing school where the designs for the new school accommodation were on display for the public, parents, pupils, staff and governors. The exhibition was well attended and the proposals very positively received. The Cabinet Member for Education, Skills and University and the Ward Councillors were invited to attend.

5.4 Ward Councillors were invited to attend a briefing on the scheme held on 10th November 2016.

5.4 Sport England were informed at an early stage of the proposed plans and formally consulted through the planning application for the new buildings.

5.5 The new buildings will be built upon hard play areas, therefore consent is required from the Department for Education pursuant to section 77 of the School Standards and Framework Act 1988. The application has been made by the Council as landowner to the Department for Education and the decision is awaited.

5.6 Key stakeholder departments within the Council are fully briefed on the proposals. These include Planning Department, Strategic Finance and Legal Services.

6. ANTICIPATED OUTCOMES

6.1 Subject to the evaluation of contractor's proposals by the Council's evaluation team, the successful Lot 2 contractor will design and construct the new accommodation at Oakdale Primary School site under the JCT 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. There are significant pressures on the city to provide school places in the areas most in need. The decision to expand Oakdale Primary School was made by the Cabinet Member for Education, Skills and University following review of demographic data as part of the School Organisation Plan 2015-2020. (updated 2016)

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

- Provide 8 new classrooms
- Re-locate the car parking at the school to maximise the number of spaces available

- Re-locate the administration area of the school to include office space for administrative staff and senior staff and create a new entrance to the school
- Create a corridor which links the existing buildings internally to the new block
- Refurbishment works to 4 classrooms

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 the area and the Local Authority’s statutory duty to provide sufficient school places.
- 8.2 Other schools within the area were considered for expansion but rejected by the Children’s Services Capital Projects Board, as demographic data demonstrates the need for expansion in the area of Oakdale Primary School. Further, local schools at Southfields and St Michaels were expanded in 2015 and 2016 respectively. Heritage Park Primary School is not able to be expanded due to land constraints.
- 8.3 To tender to the construction market for a contractor – this option was rejected due to the timescales and costs of the tender process which would have meant that it would not be possible to complete the works in order for the accommodation to be available for September 2018.

9. IMPLICATIONS

- 9.1 Legal - 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 1996, 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.
- 9.2 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 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

<https://www.peterborough.gov.uk/residents/nurseries-and-childcare/childcare-sufficiency/>

<https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/council/jobs-and-careers/schools-and-education/SchoolOrganisationPlan-November2015Revision.pdf>

<https://www.peterborough.gov.uk/upload/www.peterborough.gov.uk/residents/schools-and-education/PCCSchoolOrganisationPlan2017.pdf>