

Report of the Built Environment Programme Manager

Report to the Head of Service, Strategic Development and Investment

Date: 7th August 2014

**Subject: Design & Cost Report – Authority to Spend & Tender
Acceptance Report for Corpus Christi Catholic College Remodelling
Works scheme**



Capital Scheme Number: 32178/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Temple Newsam	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: 10.4 (3) Appendix number: 1 – Quotation from Interserve Construction Limited (Confidential Information)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Summary of main issues

1. The purpose of this report is to incur capital expenditure of £120,132 from capital scheme number 32178/000/000 to undertake works at Corpus Christi Catholic College to remodel accommodation on the fourth floor of the school following an incident that occurred at the school in April this year, which resulted in the death of a Teacher.
2. The school was significantly refurbished and remodelled under the Building Schools for the Future programme in 2011/12, and on the basis that Leeds LEP has exclusivity under their contract for works at Secondary schools, it is proposed to award the contract for the works to Interserve Construction Limited as the LEP's construction partner.
3. The new accommodation is required by the start of the new term.

Recommendations

The Head of Service - Strategic Development and Investment, is requested to:

1. Authorise expenditure of £120,132 from Capital Scheme Number 32178/000/000 pertaining to the remodelling of accommodation on the fourth floor at Corpus Christi.
2. Accept the tender for the sum of £112,983 for the aforementioned works through Leeds LEP's Construction Partner, Interserve Construction Limited.
3. Note that the works are to be awarded through the LEP's supply chain under their exclusivity rights for works at secondary schools.

1.0 Purpose of this Report

1.1 The purpose of this report is to:

- Provide background information and detail to the Head of Service - Strategic Development and Investment, pertaining to the remodelling of accommodation on the fourth floor at Corpus Christi.
- Seek authority to incur capital expenditure of £120,132 and accept Interserve Construction Limited's tender for the sum of £112,983 for the aforementioned installation element of the works.

2.0 Background information

2.1 Corpus Christi Catholic College was extensively refurbished and remodelled in 2012 as part of the Building Schools for the Future programme and works were undertaken through Leeds LEP.

2.2 Following an incident in April 2014, which resulted in the death of a teacher it is proposed that the area and rooms within the vicinity of the incident should be remodelled for the start of the new academic year.

2.3 There has been liaison with staff and pupils in the development of the proposed remodelling and this has also been done in partnership with the Catholic Diocese.

2.4 Leeds LEP has exclusivity rights for all construction works with a value in excess of £100k undertaken by Leeds City Council in Secondary schools.

3.0 Main Issues

3.1 Design Proposals and Full Scheme Description

The proposed remodelling works at Corpus Christi Catholic College constitutes the following elements:

- Remodelling of Modern Foreign Languages Room 3 and the Humanities breakout area, and construction of a new wall to enclose the breakout area from the lobby to create a large space for subdividing.
- Removal of fixtures and fittings within the above spaces, adaptations to ceiling, power, lighting, ventilation, fire alarms, heating etc
- Subdividing the above space to create the following rooms:
 - ICT Classroom
 - Speaking and Listening Room
 - Work Room
- Installation of new fixtures and fittings, refitting of existing equipment where possible.

3.2 Corpus Christi Catholic College is one of the schools that was remodelled under the Building School for the Future programme in 2011/12 and Interserve Construction Limited (ICL) will be delivering the scheme under their right of exclusivity as Leeds LEP's

construction partner. This will also ensure that any warranty issues are avoided when modifying and adapting the building.

- 3.3 A tender has now been submitted by ICL with a total construction cost of £118,805, exclusive of fees, contingency. As part of the tender, the school is procuring works to the Graphics Room 1/96 independently to LCC, therefore the tender to LCC has reduced to £112,983, with design fees of £1,500 and a 5% contingency of £5,649 being incurred over and above the tender.

4.0 Programme

4.1 The works are required to be completed before the start of the new academic year.

4.2 As stated at 3.4, the works have already been tendered, and the key milestones to achieve this programme are detailed below:

- Tender acceptance w/c 4th August 2014
- Start on-site w/c 4th August 2014
- Completion w/c 1st September 2014

4.3 Planning Permission is not required for this scheme, as the works only consist of internal remodelling.

5.0 Corporate Considerations

5.1 Consultation and Engagement

5.1.1 The proposed scheme and associated works has been the subject of consultation between Children's Services Officers and School representatives. The scheme has been discussed at various levels throughout the Council including at Chief Executive level, and there is wider Council support of the scheme.

5.1.2 CSLT have briefed the Executive Member for Children's Services, who is also supportive of the scheme.

5.1.3 A public consultation is not required for this scheme.

5.2 Equality and Diversity / Cohesion and Integration

5.2.1 The recommendation within this report does not have any direct nor specific impact on any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

5.3 Council policies and City Priorities

5.3.1 This scheme has the full support of senior officers within the Council and is acknowledged to be vital given events earlier this year.

5.4 Resources and value for money

5.4.1 ICL have submitted a tender for the sum of £112,983. This figure excludes fees and other costs associated with the delivery of the project, which are Design fees of £1,500 and a 5% contingency of £5,649, leading to a total scheme cost of £120,132.

5.4.2 Funding for the scheme will be provided from the Capital Contingency scheme in the capital programme (scheme number 1371/PBN/000) and will be delivered as part of the 'Other Education Schemes' area of the capital programme

5.4.3 As highlighted in Section 3, the works have been designed and fully tendered through the LEP's Construction Partner, ICL, and the remodelling works represent value for money and reflect the type of project, perceived risk levels and site specific issues identified during the design development.

5.4.4 Capital Funding & Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
LAND (1)	0.0					
CONSTRUCTION (3)	0.0					
FURN & EQPT (5)	0.0					
DESIGN FEES (6)	0.0					
OTHER COSTS (7)	0.0					
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval						
	TOTAL £000's	TO MARCH 2014 £000's				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
LAND (1)	0.0		0.0			
CONSTRUCTION (3)	118.6		118.6			
FURN & EQPT (5)	0.0		0.0			
DESIGN FEES (6)	1.5		1.5			
OTHER COSTS (7)	0.0		0.0			
TOTALS	120.1	0.0	120.1	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)						
	TOTAL £000's	TO MARCH 2014 £000's				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017 on £000's
LCC Resources	0.0		0.0			
	120.1		120.1			
	0.0		0.0			
Total Funding	120.1		120.1	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0

Parent scheme number: 32178/000/000

Title: Corpus Christi RC HS - Remodelling works

Capital scheme costs will be fully financed from existing City Council's resources held in the Capital Contingency scheme in the capital programme

5.5 Revenue Effects

5.5.1 Under local management arrangements, Corpus Christi Catholic College is responsible for meeting all revenue costs. Any additional revenue costs arising from this project will be managed within the school's budget.

5.6 Legal Implications, Access to Information and Call- In

- 5.6.1 The recommendations of this report will be classified as a 'Significant Operation Decision' and will not be subject to call in.
- 5.6.2 Implications for Council Policy and Governance - Appendix 1 of this report has been marked as confidential under Access to Information Procedure Rules 10.4 (3) on the basis that if it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) which, if disclosed to the public would or would be likely to prejudice the commercial interests of that person or of the Council.
- 5.6.3 The decision maker's authority to take the decision is outlined in the City Council Constitution, within the Officer Delegation Scheme Executive Function – General Delegations to Officers paragraph 2a.

5.7 Risk Management

- 5.7.1 Risk is to be managed through the application of 'best practice' project management tools and techniques via the Council's Delivering Successful Change Methodology. .
- 5.7.2 A risk log is to be maintained throughout the project and escalation is via the Programme Manager.

6.0 Conclusions

- 6.1 Following the incident that occurred at the school in April this year, which resulted in the death of a Teacher, a project to remodel the area where the incident occurred is being undertaken over the summer period ready for the new academic year.
- 6.2 As Corpus Christi Catholic College is one of the schools refurbished under the Building Schools for the Future programme, the works will be delivered by Leeds LEP's construction partner, Interserve Construction Limited, under their right of exclusivity for works at secondary schools and will be appointed Principal Contractor.
- 6.3 The cost of the works will be funded from Leeds resources already in the Capital Contingency scheme in the Capital Programme through capital scheme 32178/000/000 to the value of £112,983 for construction works, with the balance of the funding (£7,149) to be used for fees and contingency - total scheme cost of £120,132.

7.0 Recommendations

- 7.1 The Head of Service - Strategic Development and Investment, is requested to:
 - 7.1.1 Authorise expenditure of £120,132 from Capital Scheme Number 32178/000/000 pertaining to the remodelling of accommodation on the fourth floor at Corpus Christi.
 - 7.1.2 Accept the tender for the sum of £112,983 for the aforementioned works through Leeds LEP's Construction Partner, Interserve Construction Limited.
 - 7.1.3 Note that the works are to be awarded through the LEP's supply chain under their exclusivity rights for works at secondary schools.

8.0 Background documents¹

8.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.