

ITEM No:

Originator: T Palmer

Tel: 24 75342



REPORT OF: THE CHIEF EXECUTIVE OF EDUCATION LEEDS

TO: THE EXECUTIVE BOARD

Date: 9 February 2007

SUBJECT: Design & Cost Report: Otley Prince Henrys Grammar School – Provision of Specialist Science Accommodation

EXECUTIVE SUMMARY

PURPOSE OF THE REPORT

- 1 This report updates Members on the proposed scheme to provide a new build specialist science block at Otley Prince Henry's Grammar School, and seek approval to proceed with the scheme.

BACKGROUND INFORMATION

- 2 The school has a number of significant condition and suitability issues, most notably in the provision of specialist science accommodation. In addition, the 2004 Ofsted Report was highly critical of the accommodation, stating that this put constraints on the ability of the school to raise standards further. This scheme will provide new specialist teaching accommodation in the form of eleven science laboratories, preparation rooms and associated administration and staff facilities.

MAIN ISSUES

- 3 In January 2005, Executive Board approved the ring fencing of the Capital Receipt from the sale of the Newall Annexe adjacent to the school, which raised £1.65m in July 2006. In view of the fact that the Asset Management Plan ranks the school as the highest priority secondary school in terms of condition, Education Leeds has earmarked a further £3,085,000 from the Education Capital Programme to deliver the scheme, which Executive Board approved in its September 2006 meeting. These figures, including £3.5m for construction of a new specialist science block, were based on construction estimates provided by the design team at the time. Since September, the design team and Project Board have been working on developing and tendering the scheme, with tenders being received on 20 December 2006. All tenders received were in excess of the £3.5m construction budget. This report seeks approval for additional construction expenditure to enable the scheme to proceed.

RECOMMENDATIONS

- 4 Executive Board is asked to:
 - a) Approve the request to proceed with the scheme to provide additional specialist science accommodation at Otley Prince Henry's Grammar school
 - b) Authorise additional expenditure for the provision of specialist science accommodation from scheme 12051/ SCI.

Agenda Item:

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Electoral wards Affected:

Otley & Yeadon

Specific Implications For:

Equality & Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call-in

Not Eligible for Call-in
(Details contained in the Report)

1.00 Purpose of this Report

1.01 The purpose of this report is to:

- a) Seek approval to proceed with the scheme to provide additional specialist science accommodation at Otley Prince Henry's Grammar school
- b) Obtain authority to incur additional expenditure in respect of the above scheme from Capital Scheme no 12051/SCI.

2.00 Background Information

2.01 Otley Prince Henry's Grammar School will be one of the last High Schools to receive major investment through the Building Schools for the Future (BSF) initiative and it is likely that they will have to manage their current accommodation for at least the next fourteen years. The current campus has significant issues in terms of condition, suitability and sufficiency. The current priority backlog maintenance work across the site has been estimated in the sum of £2.56 million, which makes it the highest ranked secondary school in terms of condition. In addition, suitability surveys have acknowledged issues in specialist teaching and in particular in the layout and location of science provision. This fact has received criticism in the school's 2004 Ofsted

Report. An up to date curriculum analysis has also confirmed a shortage of ICT rooms and practical art and science spaces.

- 2.02 In recognition of the Ofsted criticism with regards to specialist science accommodation, in May 2005 Education Leeds submitted a Targeted Capital Fund bid to the DfES for £6m of funding to provide new state of the art science and technology accommodation, however the bid was unsuccessful
- 2.03 In recognition of the significant accommodation issues facing the school, in January 2005 the Executive Board approved the proposal to ring fence the capital receipt arising from the sale of the 'Newall' Annexe to Otley Prince Henry's Grammar School. Following the approval to dispose of the Newall building, it was subject to a public auction on 27 July 2006, which resulted in a capital receipt in the value of £1,655,000. However, in recognition of the high priority of this scheme, Education Leeds allocated additional funding from the Education Capital Programme in order to provide the school with improved science accommodation. This additional funding was the subject of a further Executive Board Report in September 2006, which sought approval for additional expenditure of £4,325,000.
- 2.04 In preparation for the main scheme of works a series of preparatory and enabling works have been required including highways works, provision of temporary accommodation and provision of security fencing in the value of £655,000.

3.00 Design Proposals / Scheme Description

- 3.01 The main scheme of works involves the provision of a new teaching block to include the creation of eleven new science laboratories and preparation rooms, entrance lobby and associated office space and toilets. In addition, the scheme will create an 'access spine', including a new entrance with ancillary offices, and lift together with links to the existing building.
- 3.02 The eleven new science laboratories and preparation rooms will bring the faculty into one block and form an access spine to areas of existing accommodation, improving disabled access to the school. In addition, the scheme will bring significant benefits in terms of modern, high quality, specialist teaching accommodation as a vehicle for improved standards and attainment, reduced backlog of maintenance, and better support accommodation.
- 3.03 The Executive Board approval in September 2006 included provision for construction costs for the scheme to provide the new specialist teaching block of £3,500,000. This was based on estimated costs provided by qualified Quantity Surveyors, using base date for estimate of August 2006, equating to £1,520 per m².
- 3.04 Since September 2006, the Design Team and Project Board have been progressing the design of the scheme to enable a full EU procurement process to take place. This process culminated in the return of competitive tenders on 20 December 2006.
- 3.05 An Evaluation Team has been set up, consisting of members of the Project Board, including representatives from Procurement, the school and Education Leeds, and the Design Team. An evaluation has been structured around the bids received, on pre-set Price and Quality criteria. This evaluation process will culminate in the recommendation to the Project Board of a successful contractor, after which formal awarding of the contract can commence.

3.06 Due to the tight timescales involved, in particular the need to complete certain elements of construction during school holidays, it will be necessary to award the contract by the end of February 2007. However, as all bids received were in excess of the approved budget estimate, it is necessary to seek further approval to spend in order to progress the scheme. Due to the commercially sensitive nature of the bids, details of the additional amount to be approved are included within Appendix A to this report. This appendix is exempt under Access to Information Procedure Rules 10.4 (3) as the public interest in maintaining the exemption outweighs the public interest in publishing the information. This information relates to the financial and business affairs of the tenderer and disclosure of the figures would be prejudicial to the competitive tendering exercise.

4.00 Consultations

4.01 This scheme continues to be the subject of extensive consultation with all stakeholders, as outlined in the Communication Strategy. Stakeholders include Leeds and Otley Ward Members, Governing Body Members, schools staff, pupils and parents.

5.00 Programme

5.01 The strategic programme for the new build scheme is as follows:

Start on Site	05/03/07
Practical Completion	30/11/07

5.02 The programme has been designed in order to minimise disruption on service delivery within the school.

6.00 Implications for Council Policy and Governance

These works will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

Cultural Life:

To enhance and increase cultural opportunities for everyone.

Enterprise and the Economy

To contribute to the development of a future healthy skilled workforce.

Environment City

Provide a better quality environment for our children.

Harmonious Communities

Contribute to tackling social, economic and environmental discrimination and inequality. To make sure that children and young people have a healthy start to life.

Health and Wellbeing

Contributing to the protection of people's health and support people to stay healthy.

Learning:

Contribute to the development of equal educational achievement between different ethnic and social groups.

Improving numeracy, literacy and levels of achievement by young people throughout the city.

Make sure that strong and effective schools are at the heart of communities.

Promote lifelong learning to encourage economic success, achieve personal satisfaction and promote unity in communities.

Thriving Places

Actively involve the community.

Improve public services in all neighbourhoods

Regenerate and restore confidence in every part of the city.

7.00 Legal and Resource Implications

7.01 Scheme Design Estimate

As stated in Para 3.06, due to the commercially sensitive nature of the bids, financial information regarding the revised construction estimate for the provision of additional science accommodation is contained within Appendix A.

7.02 Revenue Effects

It is anticipated the school will benefit from revenue savings in maintenance costs as a result of the addition of the new block and sale of the Newall Annexe.

7.03 Risk Assessments

Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractors and continual liaison with the school.

8.00 Recommendations

8.01 The Executive Board is asked to:

- a) Give approval to proceed with the scheme in respect of the scheme to provide additional specialist science accommodation at Otley Prince Henry's Grammar school
- b) Give authority to incur additional expenditure as detailed in Appendix A in respect of the above from Capital Scheme no 12051/SCI.