

Report of The Director of Children's Services

Report to Executive Board

Date: 12 October 2011

Design & Cost Report

Subject: BRACKEN EDGE PRIMARY SCHOOL: PRIMARY ACCOMMODATION

Capital Scheme Number: 15822/BRA/000

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Chapel Allerton	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. This report details the design and cost proposals to provide additional primary school accommodation for Bracken Edge Primary School. The scheme forms part of the Basic Need programme which commenced in 2010 to provide additional primary school places in response to the increasing pre-school population and further projected growth.
2. An increase in demand for Reception age school places within the vicinity of Bracken Edge Primary School has resulted in the need to provide additional accommodation capacity. This is as a result of an increase in the pre-school population together with further projected growth and Bracken Edge Primary School has been identified as a suitable school for expansion of provision.
3. It is proposed to deliver a scheme of new build modular construction to accommodate Nursery, Reception and Year One pupils on the Bracken Edge site, as this construction method has proved to provide a high level of value for money as part of ongoing Leeds Primary Schools Basic Need programme. This construction method continues the highly successful programme of new build provision that the authority has delivered during 2010 and 2011. In addition an element of remodelling is proposed, to convert the current Nursery and Reception areas into two classrooms and a small hall. On 27th July 2011 the Executive Board approved the proposed increase of capacity of this school from 1.5 FE to 2FE. The purpose of this report is to seek approval to the design and cost proposals in relation to the additional accommodation requirements.

Recommendations

4. Members of the Executive Board are requested to:
 - a) Give approval to proceed with works to provide additional accommodation at Bracken Edge Primary School at an estimated total cost of £936,040;
 - b) Give authority to incur expenditure of £936,040 from capital scheme number 15822/BRA/000.

1.0 Purpose of this Report

1.1 The purpose of this report is to:

- a) Approve the capital proposals outlined for additional primary school age accommodation as part of Bracken Edge Primary School;
- b) Authorise programme expenditure of £936,040 from capital scheme number 15822/BRA/000.

2.0 Background Information

2.1 On 27th July 2011 the Executive Board approved the proposal to expand Bracken Edge Primary School from a 1FE to a 2 FE; this is in response to the increasing pre-school population and further projected growth. The 2012 programme continues the Basic Need programme that commenced in 2010 to provide additional school accommodation throughout the city. An increase in demand for Reception age school places within the vicinity of Bracken Edge Primary School has led to the need to provide additional accommodation capacity.

2.2 As in the 2010 and 2011 programme these proposals will be developed and delivered using a Framework contract set up by the City Council to design and build using the principles of modular, off-site construction. Modular construction was selected as it provides a modern, high quality, sustainable solution and minimises disruption to existing schools through off-site construction. Projects delivered in 2010 and 2011 have been assessed as being very successful in terms of the finished product. The use of modular construction has been identified as the most appropriate method of delivery for the primary accommodation required for Bracken Edge. There will also be an element of internal remodelling to the existing school building. The purpose of this report is to seek approval to the proposed design solution for this scheme, and to seek authority to incur the associated capital expenditure at detailed scheme level. Approval of the report will enable our contractors to be engaged through the final design process to deliver on site in readiness for September 2012.

3.0 Main Issues / Design Proposals / Scheme Description

3.1.1 The school is due to increase capacity from a 1.5 form of entry (FE) to a 2FE school starting with 2 Reception classes (60 children) in September 2012 and growing year on year until it reaches its final capacity of 420 places. The attached appendices provide views of the site plan, the floor plan of the planned new building, and proposed building elevations. There are two main elements to the scheme;

(i) Modular Extension

The proposed modular extension of 449m² (including link corridor) at this site will provide a re-provisioned 26 place Nursery, accommodation for 60 Reception children plus accommodation for two Year 1 classbases with associated toilets, cloaks and circulation.

This new modular extension will be linked to the existing building via a link corridor. Minor internal remodelling works will be undertaken within the existing building to form this access. Externally works will be undertaken to provide a safe pedestrian access route to the new building, safe and segregated play areas, and a new cycle access point to the East boundary and associated alterations to the existing car parks.

(ii) Remodelling of Existing Building

The current Nursery and Reception area is to be remodelled to accommodate two Year 2 classbases including cloaks, a small hall and slight remodelling to existing toilets.

- 3.1.2 In addition to the main contract works highlighted above, an upgrade of the existing mechanical and electrical services will be required in order to comply with revisions to Building Regulations. The City Council's design consultant is currently reviewing existing services with a view to identifying works required to achieve this requirement. A provisional sum has been incorporated into the scheme budget in order to facilitate these improvement works, together with a further provision for design and supervision services.
- 3.1.3 In addition to the main contract works, additional costs will be incurred to implement the highways and traffic control works required under planning. LCC Highways and Transportation have advised that an element of highways works will be required in respect of the introduction of safety measures.
- 3.1.4 Additional costs in relation to planning conditions are also anticipated in association with cycling provision works to the adjacent Potternewton Park which will connect the school's cycle access point to the surrounding road network.
- 3.1.5 Design and supervision services will be provided by Jacobs in consultation with the Strategic Design Alliance, at an estimated cost of £60,100.

3.2 Prior Approvals

- 3.2.1 This scheme is a new Capital Scheme and all appropriate support is in place for the scheme to progress.

3.3 Programme

- 3.3.1 The proposed strategic programme for delivery of this scheme is as follows;

Modular Extension

Award of contract	09/02/12
Commence manufacture	10/03/12
Commence modular site works	16/04/12
Completion - handover	16/07/12
Complete external works	13/08/12

Remodelling of Existing Building

Start on site	31/07/12
Completion - handover	31/08/12

4.0 Corporate Considerations

4.1 Consultation and Engagement

Parent Scheme Number: 15822/000/000

Title: Basic Need: Basic Need Primary Expansions 2012

4.5.3 This scheme will be funded from 2011/12 Basic Need Grant supplemented by a contribution from the school's Devolved Formula Capital grant.

4.6 Revenue Effects

4.6.1 Any revenue implications that may arise from this report will be managed within the school budget share.

4.7 Legal Implications, Access to Information and Call In

4.7.1 This decision is a Key Decision and will be subject to Call In.

4.7.2 The Council's Executive Board has the authority to make this decision under powers granted under Part 3 of the Council's Constitution.

4.8 Risk Assessments

4.8.1 Operational risks will be addressed through existing Project Management processes including Risk Logs, updates to Capital Programme Board and face to face meetings, supplemented by continual liaison with the school.

5.0 Recommendations

5.1 The Executive Board is requested to:

- a) Give approval to proceed with works to provide additional accommodation at Bracken Edge Primary School at an estimated total cost of £936,040;
- b) authorise programme expenditure of £936,040 from capital scheme number 15822/BRA/000.

6.0 Background Papers

6.1 The background papers referred to in this report are:

- a) Executive Board Report July 2011
- b) Appendix 1 - site plan
- c) Appendix 2 - proposed floor plan of the planned new building
- d) Appendix 3 - proposed new building elevations