

Appendix C

Background to Capital Risk Fund Application

Farsley Westroyd Infant School

There has only been one request to access the Capital Risk Fund after a DCR has been formally approved for the scheme, for Farsley Westroyd Infant School.

The scope of the project at Farsley Westroyd Infants School is to build a single storey small group room extension to the main infants building alongside internal remodelling works to the classrooms, toilets, kitchen, improved circulation in the main corridor; and improved access to Reception and Office for all users to enter via the Main Entrance.

At the Farsley Westroyd Nursery site there will be a single storey classroom extension with toilets and a wet area to house the reception class which will create an Early Years Foundation unit.

The programme risk fund application has been required to address:-

Almost £500k of pricing discrepancies was found with the previously submitted price from the former contractor. The original contractor submitted tender price was used as part of the pre-tender estimate and formed the basis of the documentation that was used to complete the Design and Cost Report.

In order to complete the works in line with the agreed programme a significant amount of double shift working will be required (15 hour work days.)

Drainage works and attenuation to the rear play area were missed out of the original tender price and have had to be designed and included within the revised tendered costs.

Initial design fees of approx. £120,000 to the previous contractor for their design costs up to Stage E.

The cost of the modular temporary classrooms provided by the original contractor as part of their tender was based on half the quantity of the actual required spaces. The revised temporary teaching rooms have increased in value from £250,000 up to £450,000.