

**Report of Report of the Head of Programme (PPPU)**

**Report to Report to the Director of Children and Families**

**Date: 4<sup>th</sup> July 2017**

**Subject: Design & Cost Report for Greenside Primary School Expansion**



Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Pudsey	<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 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

**Summary of main issues**

1. As a consequence of the increasing birth rate in Pudsey and surrounding areas, it is necessary to expand provision at Greenside Primary School from a 1.5 Form Entry with 315 pupil places, to a 2 Form Entry with 420 pupil places from September 2017. This new scheme will be completed under the City Council's Learning Places Programme which aims to ensure its statutory duties are met with respect to ensuring a school place for every child within the city, and was approved by Executive Board on 9th March 2016.
2. A pre-feasibility budget of £2.5m was previously reported to Executive Board on 9th March 2016 to give an early indication of the indicative cost to expand the school by 0.5FE. It was also reported that given the particular constraints of this site, once the feasibility stage was completed and the scheme moves towards the detailed design phase, the budget will be realigned to reflect the design freeze or pre-tender estimate. The pre-feasibility estimate to expand from a 1.5FE school to a 2FE school is currently £4.3m. It is anticipated that this will be able to be reduced as the scheme design becomes more defined. The original budget was based on the expectation that additional classrooms would be built in the roof void, in-line with legacy building works undertaken by school. The regulations governing partial collapse, which govern this type of

construction, have changed in the interim since the school undertook building in the roof void. This makes the eaves expansion approach unviable. Following the appointment of the project construction partner it has also become apparent that this proposed solution presents both technical and health & safety challenges, as such it is no longer financially viable to proceed with this concept. The current £4.3m cost estimate reflects this and the need to provide a new teaching block, along with extensive works to the kitchen, in lieu of works to the first floor roof void.

3. Due to the necessity of phasing required to deliver this scheme in a 'live' school the Design and Cost Report (DCR) approvals will need to be sought under two separate DCR's.
4. The permanent expansion to provision at Greenside Primary School is currently scheduled to be complete in November 2018.
5. The Early Works Agreement is required to provide temporary accommodation to manage the decant arrangements for the whole scheme and undertake remodelling of the existing toilet provision to ensure adequacy for a 2FE intake. A Multi Use Games Area (MUGA) is also to be provided to offset a reduction in play space. The Early Works will also partially build the required car park which will be used as a site compound to ensure safe and segregated construction. A capital figure of £434k is required to install the temporary accommodation, remodel the toilet provision, construct the car park/compound and provide a MUGA. A revenue figure of £140k is required for the hire of the temporary accommodation. Works will be required to start on site on the 28th July 2017 with completion by the end of December 2017.
6. This design and cost report requests Authority to Spend of £574k and approval to enter into an Early Works Agreement with Kier Construction Northern to facilitate the early works. A separate design and cost report for the main works will follow in November 2017.
7. Approval is required for a Pre-Construction Agreement so that the Council has an appropriate contractual position and partnership working arrangement with Kier Construction Northern. The agreement will provide the contractor with stage payments and assurance that they will be reimbursed for costs incurred for surveys and fees incurred should the scheme be cancelled, and provide the Council with assurance of agreed fixed design fees for work prior to the main contract.
8. The full scope of the permanent expansion at Greenside Primary School will be submitted in a second DCR for approval in November 2017 and the works are planned to be completed in November 2018 and will include:-
  - Remodelling of the Reception class bases.
  - Remodelling of circulation to make a more logical flow through the school.
  - A new two storey extension which will include five new Key Stage 2 classrooms and associated group space and toilets.
  - Demolish and rebuild the existing 1970's extension to create a kitchen suitable for a 2FE school.
9. The project will be delivered in conjunction with NPS who will be providing Technical Architect services and the Council's Projects Programmes and Procurement Unit (PPPU). The Construction Partner has been identified as Kier Construction Northern and

has been selected via a Direct Selection Call-Off using the YORbuild framework on 1<sup>st</sup> March 2017 following approval of the Programme Procurement Strategy by the Director of Children's Services in January 2016.

10. In June 2017, Executive Board approved the Basic Need Programme report recommendation to delegate authority to the Director of Children and Families to approve Design and Cost Reports for individual projects, subject to support by the Director of Resources and the Director of City Development.
11. In accordance with this approval, this scheme has been considered and supported by the Director of Resources and Housing and the Director of City Development via email, as this falls outside the monthly meeting cycle for the Learning Places Programme Board meeting.

## **Recommendations**

The Director of Children's and Families is requested to:

- i. Approve the Design and Cost Report for the provision of enabling works required to support the expansion of Greenside Primary School. This constitutes a total capital outlay of £434k, please note the works detailed herein have a revenue implication of £140k, with the appropriate details of the programme, design and cost as set out in this report.
- ii. Approve entering into an Early Works Agreement with Kier Construction Northern for £574k.
- iii. Approve that authority be given to enter into a Pre-Construction Agreement (PCA) with Kier Construction Northern to cover the pre contract design fees due to be paid on successful submission and validation of the planning application totalling £353,632.62.
- iv. Note that the revenue costs described in this report will be managed within the overall revenue budget strategy for Children's and Families. Possible funding options to be considered include Community Infrastructure Levy and S106 Developer Contributions.
- v. Note that the enabling works will be completed by December 2017.
- vi. Note a separate DCR for the main works will follow in November 2017.
- vii. Note that the Chief Officer, Projects, Programmes & Procurement Unit (PPPU) is responsible for scheme delivery.

## **1.0 Purpose of this Report**

1.1. The purpose of this report is:

- To provide background information and detail in respect of the Learning Places scheme to increase Greenside Primary School from a 1.5FE to a 2FE school by the end of the November 2018.
- To seek approval for the costs associated with the provision of temporary accommodation necessary to manage the expansion to a 2FE school from September 2017, the decant arrangements for the whole scheme, undertake the expansion of Reception and provide a MUGA and car park/construction compound.
- To seek approval to enter into an Early Works Agreement to start on site 28th July 2017 with completion by the end of December 2017.
- To seek approval to enter into a Pre-Construction Agreement (PCA) with Kier Construction Northern to cover the pre contract design fees totalling £353,632.62 due to be paid on successful submission and validation of the planning application.

## **2.0 Background Information**

2.1. Leeds has an extremely dynamic and growing economy which makes the city a very attractive proposition for families and businesses to move to. As a result, the city's population is growing rapidly, at a faster rate than many of our neighbours and this is reflected in the increasing demand for school places.

2.2. The scale of the response cannot be met through the existing estate; therefore the expansion of existing schools or the creation of new schools has been required. Under the Education and Inspections Act 2006, these changes constitute prescribed alterations, and each requires a statutory process to confirm the change and make it permanent.

2.3. The Council's response to the demographic growth pressures on school provision in the city are managed via Children's and Families Learning Places Programme. Since 2010 the programme has created over 1,500 reception places in order that the Council fulfils its statutory duty to ensure sufficiency of school places. The schemes in the programme are working with a range of partners, including schools of varying governance models, to ensure enough places are created to meet demand.

2.4. For the academic year starting September 2016, a total of 3 Forms of Entry (FE) permanent and 19FE bulge/temporary have been secured to meet the level of demand from preferences received for this year, which means that every primary age child in Leeds has a sustainable, good learning place.

2.5. For September 2017, a further 210 permanent reception places (7FE) will be in place, along with another 150 bulge reception places (5FE) and 30 places (1FE) through the opening of a Free School to meet the expected demand for places. Projections for September 2018 anticipate a further 345 places (11.5FE) needed, to

be met by a combination of Free Schools, permanent expansions and bulge cohorts.

- 2.6. As a consequence of the increasing birth rate in Pudsey and surrounding areas, it is necessary to expand provision at Greenside Primary School from a 1.5 Form Entry with 315 pupil places, to a 2 Form Entry with 420 pupil places. This new scheme will be completed under the City Council's Learning Places Programme which aims to ensure its statutory duties are met with respect to ensuring a school place for every child within the city.
- 2.7. Due to an immediate shortfall in pupil places in the Pudsey area it is necessary to provide temporary accommodation in 2017 prior to the permanent solution being available in 2018 and in response to an immediate shortfall of places in the Pudsey area for 2017/2018. Decant accommodation is also required whilst the school is remodelled and in preparation for the new extension to be built.
- 2.8. The proposal for the extension to the school forms part of the on-going work to address capacity and sufficiency across all of Children's Services, which includes provision for primary and secondary school places, early years, as well as specialist provision. These proposals form part of the Council's Learning Places Programme that embeds the 'one council' approach that has achieved shared ownership of proposed solutions.
- 2.9. The expansion of places was approved by Executive Board on 9<sup>th</sup> March 2016 following public consultation and the publication of statutory notices for the expansion on 14<sup>th</sup> December 2015. This proposal is for an increase in school places to serve the area and does not replace any existing schools or places within the community.
- 2.10. The procurement strategy to appoint the Construction Partner was approved on 10<sup>th</sup> February 2016. Kier Construction Northern was selected as the Construction Partner via a Direct Selection Call-Off using the YORbuild framework to undertake the design from RIBA Stage 1 to RIBA stage 4, and to develop a price for the scheme.
- 2.11. Due to the necessity of phasing required to deliver this scheme in a 'live' school and that the proposed solution presents both technical and health & safety challenges the Design and Cost Report (DCR) approvals will need to be sought under two separate DCR's.
- 2.12. A pre-feasibility budget of £2.5m was previously reported to Executive Board on 9<sup>th</sup> March 2016 to give an early indication of the indicative cost to expand the school by 0.5FE. It was also reported that given the particular constraints of this site once the feasibility stage was completed and the scheme moves towards the detailed design phase, the budget will be realigned to reflect the design freeze or pre-tender estimate. The pre-feasibility estimate to expand from a 1.5FE school to a 2FE school is currently £4.3m. It is anticipated that this will be able to be reduced. Design changes are being undertaken to ensure that the pre-feasibility budget is reduced. The original budget was based on the expectation that additional classrooms would be built in the roof void, in-line with legacy works undertaken by the school. Following further investigation by the appointed contractor it has become evident that this approach would not prove financially viable due to the technical and H&S challenges it presents. As such the scheme is proceeding on the basis that the required accommodation will be delivered in the form of a new teaching block lightly connected to the existing building.

### **3.0 Main Points**

#### **3.1. Design Proposals for the Early Works**

3.1.1. To enable the programme to be met, enabling works are required to start on the 28th July. The Early Works Agreement is required to provide the following elements:

- Provision of temporary classrooms with associated ancillary facilities necessary to allow the Reception classbase to expand to 2FE and provide decant accommodation to allow the main expansion to start construction in January 2018,
- Remodelling of the existing Reception classbase toilet provision to ensure adequacy for a 2FE intake, these works constitute the permanent solution for the expansion in this year group.
- A Multi Use Games Area (MUGA) is also to be provided to offset a reduction in play space as a consequence of placing temporary modular accommodation on-site and the future main project construction works.
- Partial construction of the new school car park to allow its use as a contractor's compound for the main project in January 2018. Necessary to ensure safe and segregated construction.
- A capital figure of £434k is required to install the temporary accommodation, remodel the toilet provision, construct the car park/compound and provide a MUGA.

3.1.2. A revenue figure of £140k is required for the hire of the temporary accommodation.

3.1.3. Early Works are scheduled to start on site on the 28<sup>th</sup> July 2017 and to complete by the end of December 2017.

3.1.4. This design and cost report requests Authority to Spend for £574k and approval to enter into an Early Works Agreement with Kier Construction Northern to facilitate the early works. A separate design and cost report for the main works will follow in November 2017.

3.1.5. The project will be delivered by the Council's Projects, Programmes and Procurement Unit (PPPU) in conjunction with NPS acting as Technical Advisors. The Construction Partner that has been selected via a Direct Selection Call-Off using the YORbuild framework, is Kier Construction Northern. The YORbuild framework is based on the NEC3 form of contract with Option A (Priced contract with fixed priced activity schedule).

#### **3.2. Design Proposals and Full Scheme Description**

3.2.1. The permanent expansion to provision at Greenside Primary School will be submitted in a second DCR for approval in November 2017 with a view towards completion in November 2018. This constitutes the following key elements:

- Remodelling of the Reception class bases as a permanent 2FE setup.
- A new two storey extension which will include five new key stage 2 classrooms and associated group space and toilets. Includes for adjustments to circulation in the main building to facilitate ease of access to the new block.
- Demolish and rebuild the existing 1970's extension to create a kitchen suitable for a 2FE school.
- Completion of the school car park.
- Any necessary off-site works identified by LCC Highways Department.

#### **4.0 Programme**

4.1. The key milestones to achieve the early works programme are detailed below:

Milestone	Date
Planning submission	28 <sup>th</sup> July 2017
Early works (internal remodelling) begin	28 <sup>th</sup> July 2017
Early works (internal remodelling) complete	30 <sup>th</sup> August 2017
Early works (temporary accommodation) begin	11 <sup>th</sup> September 2017
Early works (temporary accommodation) complete	29 <sup>th</sup> September
Early works (, MUGA and car park) begin	11 <sup>th</sup> September 2017
Early works (temporary accommodation, MUGA and car park) complete	22 <sup>nd</sup> December 2017

#### **5.0 Corporate Considerations**

##### **5.1 Consultation and Engagement**

5.1.1. The proposal to expand the school was subject to statutory process issued on 14 December 2015 including public consultation. The expansion of the school was subsequently approved by the Executive Board on 9th March 2016.

5.1.2. The proposed permanent expansion scheme will be subject to consultation with key stakeholders including Children's and Families officers, Ward Members and the Executive member for Children and Families. Consultation will also involve school staff and governors, the local residents and other colleagues within the Council. As part of the consultation the PPPU will also deliver a child friendly version to all the pupils at the school and the outcomes of which will be used to inform the design development and communication strategy.

- 5.1.3. Pre-planning application meetings are to be held with officers from Planning, Highways and Building Control prior to the formal submission of the planning application of the permanent expansion. Ward Members will be briefed at each RIBA stage.
- 5.1.4. Prior to submission of the Planning Application for the scheme, a public consultation event will take place.
- 5.1.5. Throughout the design process we have, and will continue to consult with the school and the governing body to ensure that the final product meets expectations and that any changes proposed do not materially affect the operation and success of the school. The school governing body have also formally given their support for the scheme.
- 5.1.6. In accordance with the Learning Places Programme Delegation from Executive Board in September 2014, this scheme has been considered and supported via email as this falls outside the monthly meeting cycle for the School Places Programme Board meeting. Approval by the Director of Resources and Housing and the Director of City Development was received on 06<sup>th</sup> July 2017.

## 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. A screening document has been prepared and an independent impact assessment is not required for the approvals requested. A copy is attached at Appendix A.

## 5.3. **Council Policies and Best Council Plan**

- 5.3.1. This scheme is due to be delivered under the City Council's Learning Places Programme and is required to fulfil the Local Authority's statutory responsibility to provide sufficient school places.
- 5.3.2. Contract Procurement Rules (CPRs) apply to this process and this Report confirms that the relevant CPRs have been adhered to.
- 5.3.3. This contributes to the 2016/17 Best Council Plan outcomes for everyone in Leeds to 'Do well at all levels of learning and have the skills they need for life'; 'Be safe and feel safe' and 'Enjoy happy, healthy, active lives'.
- 5.3.4. It also supports the vision in the supporting Children and Young People's Plan 2015-19 to build a child-friendly city with a focus on ensuring all children and young people are safe from harm; do well at all levels of learning and have the skills for life; enjoy healthy lifestyles; have fun growing up; are active citizens who feel they have a voice and influence. The programme seeks to deliver a supply of good quality accessible local school places which can contribute to these outcomes.
- 5.3.5. A further objective of the Best Council Plan 2013-2017 is to become a more efficient and enterprising Council. We want to promote choice and diversity for parents and families and deliver additional school places in the areas where families need them. Meeting this expectation while demonstrating the five values underpinning all we do is key to the Learning Places Programme.



- 5.3.6. When consulting on the schemes to progress as part of the programme, the consultation process is in line with the Best Council value 'working with communities' in ensuring that 100% of major decisions are supported by community engagement, consultation and due regard for equality.

#### 5.4. **Resource and Value for Money**

- 5.4.1. The project will be delivered through the YORbuild framework by Kier Construction Northern, who were selected via the Direct Selection Call-Off procedure. The YORbuild framework is an approved framework and the proposed procurement process is in line with CPR 3.1.7 (CPRs 3.1.5 and 3.1.6 not applying as there is no ISP, exclusive supplier arrangements or existing provider to undertake this work); the procurement strategy was approved on 16<sup>th</sup> February 2016.
- 5.4.2. A pre-feasibility budget of £2.5m was previously reported to Executive Board on 9th March 2016 to give an early indication of the indicative cost to expand the school by 0.5FE. It was also reported that given the particular constraints of this site, once the feasibility stage was completed and the scheme moves towards the detailed design phase, the budget will be realigned to reflect the design freeze or pre-tender estimate. The pre-feasibility estimate to expand from a 1.5FE school to a 2FE school is currently £4.3m. It is anticipated that this will be able to be reduced as the scheme design becomes more defined. The original budget was based on the expectation that additional classrooms would be built in the roof void, in-line with legacy building works undertaken by school. Following appointment of the project construction partner it has become apparent that this proposed solution presents both technical and health & safety challenges, as such it is no longer financially viable to proceed with this concept. The current £4.3m cost estimate reflects this and the need to provide a new teaching block, along with extensive works to the kitchen, in lieu of works to the first floor roof void.
- 5.4.3. NPS have been commissioned to provide Technical Advisor Services. The scope of service is for NPS to provide PPU with technical advice through the feasibility, design & procurement process. The scope of the service is also to provide the necessary technical advisory services to assure that the scheme being developed by the Contractor offers value for money, meets the requirements of the brief, conforms to an agreed market testing strategy, the standards set in the LCC Generic Output Specification and is deliverable within the parameters of the programme.
- 5.4.4. An Early Works Agreement is required to provide temporary accommodation to manage the increase to a 2FE school from September 2017 and the decant arrangements for the whole scheme. An Early Works Agreement is also required to undertake remodelling of the existing school to expand Reception. A Multi Use Games Area is also to be provided to offset a reduction in play space. The scheme also requires a new car park which needs to be built as part of the Early Works Agreement to accommodate the site compound to ensure safe and segregated construction. A capital figure of £434k is required for the remodelling, construction of a car park, construction of a Multi-Use Games Area (MUGA), site access, groundworks and site preparation to enable the installation of temporary classrooms and a revenue figure of £140k is required for the hire of the temporary accommodation. Works will be required to start on site 28th July 2017 with completion by the end of December 2017.

- 5.4.5. The capital costs of the Early Works Agreement will be met through capital scheme number 32450/GRE/000 as part of the Learning Places Programme.
- 5.4.6. The hire costs for the temporary accommodation will be met through Children and Families revenue budget. The revenue costs will be managed within the overall revenue budget strategy for Children and Families. Possible funding options to be considered include Community Infrastructure Levy and S106 Developer Contributions.

## 5.4.7. Capital Funding & Cash Flow

Basic Need Primary Expansion 2017/18		Parent Scheme Number: 32450/PAR/000					
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH					
	£000's	2017 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
INTERNAL FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL	TO MARCH					
	£000's	2017 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	434.0		434.0				
FURN & EQPT (5)	0.0						
INTERNAL FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>434.0</b>	<b>0.0</b>	<b>434.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH					
	£000's	2017 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LCC SUPPORTED BORROWING	0.0						
BASIC NEED GRANT	434.0		434.0				
<b>TOTAL FUNDING</b>	<b>434.0</b>	<b>0.0</b>	<b>434.0</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

## 5.5. Revenue Effects

5.5.1. Revenue implications arising from this new development will be:

- £140k for the hire costs of temporary accommodation. Possible funding options to be considered include Community Infrastructure Levy and S106 Developer Contributions.
- Other revenue implications will be managed through Children's Services budget.

## 5.6. Legal Implications, Access to Information and Call-In

5.6.1. The approval for this project to proceed as set out in this report follow the delegations for the Learning Places Programme approved by Executive Board and updated in June 2017. Executive Board has already approved the authority to spend for the project as required in Financial Procedure Rules and the decision to proceed in this report constitutes a key decision and as such will be subject to call in.

- 5.6.2. The Director of Children's and Families has been granted the delegated authority to approve this project to proceed after complying with the conditions established by Executive Board in June 2017.
- 5.6.3. The YORbuild framework is an approved framework and the proposed procurement process is in line with CPR 3.1.7; (CPRs 3.1.5 and 3.1.6 not applying as there is no ISP, exclusive supplier arrangements or existing provider to undertake this work).
- 5.6.4. Authority to Spend represents a Key Decision and is therefore subject to call in.

## 5.7. **Risk Management**

- 5.7.1. Risk is to be managed through application of 'best practice' project management tools and techniques via the City Council's 'PM Lite' risk methodology. Experienced Project Management resource has been allocated from within the Projects Programmes and Procurement Unit (PPPU).
- 5.7.2. A priced risk log is being developed for the scheme by Leeds City Council and the contractor to ensure all the risks for the project have been identified together with the relevant owner of the risk. The priced risk register will be used to inform the client contingency for the project. The council's project risk log will be maintained and updated throughout the project and escalation of any risks that sit outside of the agreed tolerances will be managed via the Head of Programme (PPPU).
- 5.7.3. A client held contingency, commensurate with a project of this value, has been included within the approval figure to address any risks that occur during construction. Until a building condition and asbestos survey have been undertaken, there is a risk that costs for the remodelling work may increase. However it is expected that cost certainty will be achieved before the second DCR is submitted in November 2017.

## 6.0 **Conclusions**

- 6.1. The proposal to build a new two storey extension and remodel areas of the existing school will enable the increased demand for pupil places in Pudsey and surrounding areas served by the school to be met.
- 6.2. The Early Works Agreement is required to provide temporary accommodation to manage the decant arrangements for the whole scheme and undertake remodelling of the existing toilet provision to ensure adequacy for a 2FE intake. A Multi Use Games Area (MUGA) is also to be provided to offset a reduction in play space. The Early Works will also partially build the required car park which will be used as a site compound to ensure safe and segregated construction. A capital figure of £434k is required to install the temporary accommodation, remodel the toilet provision, construct the car park/compound and provide a MUGA. A revenue figure of £140k is required for the hire of the temporary accommodation. Works will be required to start on site on the 28th July 2017 with completion by the end of December 2017.
- 6.3. This design and cost report requests authority to Spend for £574k and approval to enter into an Early Works Agreement with Kier Construction Northern to facilitate the early works and request authority to enter into a Pre-Construction Agreement. A separate design and cost report for the main works will follow in November 2017.

6.4. The project will be delivered by the Council's Projects, Programmes and Procurement Unit (PPPU) on behalf of Children's and Families in partnership with NPS acting as Technical Advisors. The Construction Partner that has been selected via Direct Selection call-off using the YORbuild framework is Kier Construction Northern. The YORbuild framework is based on the NEC3 form of contract with Option A (Priced contract with fixed priced activity schedule).

## 7.0 **Recommendations**

7.1. The Director of Children's and Families is requested to:

- i. Approve the Design and Cost Report for the provision of enabling works required to support the expansion of Greenside Primary School. This constitutes a total capital outlay of £434k, please note the works detailed herein have a revenue implication of £140k, with the appropriate details of the programme, design and cost as set out in this report.
- ii. Approve entering into an Early Works Agreement with Kier Construction Northern for £574k.
- iii. Approve that authority be given to enter into a Pre-Construction Agreement (PCA) with Kier Construction Northern to cover the pre contract design fees due to be paid on successful submission and validation of the planning application totalling £353,632.62.
- iv. Note that the revenue costs described in this report will be managed within the overall revenue budget strategy for Children's and Families. Possible funding options to be considered include Community Infrastructure Levy and S106 Developer Contributions.
- v. Note that the enabling works will be completed by December 2017.
- vi. Note a separate DCR for the main works will follow in November 2017.
- vii. Note that the Chief Officer, Projects, Programmes & Procurement Unit (PPPU) is responsible for scheme delivery.

## 8.0 **Background Documents<sup>1</sup>**

8.1. None

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<sup>1</sup> 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.