

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Community Participation Committee: 19 October 2011

Subject: Regeneration of the Schools' Estate Update

1. Purpose

- 1.1 The purpose of this report is to provide the Committee with an update on progress of the regeneration of the schools' estate.

2. Background

- 2.1 Committee instructed that a progress report of the regeneration of the schools' estate be submitted as and when requested.

3. Main Issues

New Dumbarton Academy

- 3.1 In June 2011 a decision was taken to cease appointing BAM Construction following a potential legal challenge from one of the unsuccessful contractors and to initiate a new tendering exercise.
- 3.2 Under the European Union Public Procurement Practice rules a new Contract Notice was submitted to SIMAP and the Official Journal of the European Union. Resultant Pre-Qualification Questionnaires were received from 19 contractors, 6 of whom were invited to tender.
- 3.3 The current procurement programme is set out below:-
- | | |
|---------------------------|------------------|
| Contract Notice Issued | 6 July 2011 |
| Issue of Tender Documents | 2 September 2011 |
| Tender Returns | 31 October 2011 |
| Appointment of Contractor | 20 January 2012 |
| Commence Phase 1 | 23 March 2012 |
| Completion of Phase 1 | 31 May 2013 |
| Commence Phase 2 | 8 July 2013 |
| Completion of Phase 2 | 22 November 2013 |
- 3.4 Phase 1 consists of the new school facility and new all weather pitch to the rear and surrounding playground and service road.

- 3.5** Phase 2 consists of the demolition of the existing school structure, the construction of the staff car parking, new all weather pitch, new grass pitch and the completion of the landscaping.
- 3.6** Although this has resulted in a delay of 5 months the new completion date facilitates a summer move which is welcomed by the school. This has also allowed for the construction programme to be extended within Phase 1 by an additional 6 weeks.
- 3.7** The project team has also taken the opportunity to incorporate the supply and installation of Furniture, Fittings and Equipment (FF&E) within the Contractors remit. This transfers the responsibility to the contractor and will reduce the risk to the Authority in co-ordinating the delivery and installation of the FF&E. The monies to procure the FF&E are contained within the overall budget approved, however as a result the tender sums submitted by the contractors are expected to be higher than those submitted through the original tender process. The overall budget for the scheme will remain unchanged.
- 3.8** As part of the continual Planning Consent process Environmental Health expressed concern with the proximity of the new full size all weather pitch on the front elevation along Crosslet Road. The project team then commissioned a Noise Impact Assessment report from an independent specialist that reinforced Environmental Health's concerns.
- 3.9** To mitigate the noise impact to the surrounding residents the project team have relocated the pitches within the site and have introduced acoustic fencing around these pitches. A revised Noise Impact Assessment is currently being revised following a change in regulations to ensure that appropriate community use can be retained.
- 3.10** The project team has taken the opportunity to review the tender documents and incorporate some of the proposals from the original tenders to ensure the Authority receives value for money in terms of running costs.

Old Bonhill Primary School

- 3.11** On the evening of 26 September 2011 a major fire destroyed the old Bonhill Primary School building which led to an emergency demolition warrant being issued to ensure unsafe areas did not collapse. The remainder of the building will be demolished when the appropriate approvals are granted.
- 3.12** It should be noted that the contract to demolish the building had already been approved and was due to commence early October 2011.

Old St.Eunan's Primary School

- 3.13** Following the removal of all asbestos from the old building demolition will begin week commencing 10 October 2011.

Securitisation Project

3.14 As part of the Securitisation Project, 2 new School projects are being developed. They are a new co-located school in Bellsmyre, Dumbarton with associated Early Education provision and a new Kilpatrick Secondary School in Clydebank providing Additional Support Needs secondary provision.

3.15 Both projects are at Detailed Business Case stage with a planned completion date of the Business Case by November 2011. All business cases involved in the Securitisation project will then go through a challenge panel process to establish which projects go forward to full Council for a decision on funding.

4. Personnel Issues

4.1 There are no personnel issues associated with this report.

5. Financial Implications

5.1 Any financial issues relating to this report are reported through Capital Programme reports.

6. Risk Analysis

6.1 All risks relating to the securitisation projects will be fully considered in the detailed business case and appropriate risk registers will be developed for each business case.

7 Equalities, Health & Human Rights Impact Assessment (EIA)

7.1 As this is an update report no Equalities Impact Assessment is required. Each school project will as a matter of course have an E.I.A carried out.

8 Strategic Assessment

8.1 This project is in accord with the Council's core values of continuous improvement and it's strategic objectives of regenerating and developing the local economy and creating a better environment.

9. Conclusions & Recommendations

9.1 Following the termination of the initial procurement process the Authority has initiated a new competitive tender. A contract notice was issued in July 2011 in accordance with European Procurement Legislation.

9.2 Pre-qualification Questionnaires were submitted by 19 contractors and evaluated with 5 contractors indicating they will submit a tender. The current programme indicates completion of the new school in May 2013.

- 9.3** As part of the Securitisation Project, 2 new School projects are being developed. They are a new co-located school in Bellsmyre, Dumbarton with associated Early Education provision and a new Kilpatrick Secondary School in Clydebank providing A.S.N secondary provision.
- 9.4** The Committee is asked to note the content of this report.

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Date: 19 October 2011

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Appendices: None

Background Papers: None

Wards Affected: None