

FALKIRK COUNCIL

SUBJECT: NEW ASN SECONDARY SCHOOL - ADVANCED/ENABLING WORKS
MEETING: EDUCATION EXECUTIVE
DATE: 2 FEBRUARY 2016
AUTHOR: DIRECTOR OF CHILDREN'S SERVICES

1.0 INTRODUCTION

1.1 The purpose of this report is to:

- Provide members with an update on the project for the new ASN secondary school.
- Provide details of necessary enabling works and other recommended advance works.
- Seek approval to proceed with the advance onsite works.

2.0 BACKGROUND

2.1 A progress report was brought to a meeting of Falkirk Council on 7 October 2015 with details of the Hub East Central Scotland (Hubco) Stage 1 Report that provided:

- a detailed pricing report;
- a technical design submission; and
- a programme for delivery.

2.2 It was agreed to proceed through to “Stage 2” on the basis of this Stage 1 report and prepare a revised Capital Programme Bid for submission in February 2016 in line with the Stage 1 Cost Report.

3.0 STAGE 2 - UPDATE ON PROJECT PROGRESS

3.1 Planning approval and the necessary Building Warrants have now been granted for the new school and detailed designs have been prepared.

3.2 Hubco and the main Contractor, Ogilvie Construction Ltd, are currently assessing work package tenders and preparing a final Stage 2 Report which will include detailed costs and the programme for delivery. This is expected to be formally submitted to the Council in early March 2016.

3.3 Since the Stage 1 Report, the programme has slipped by 4 weeks so the final completion is now expected to be in late July 2017. This has been due to a number of factors including:

- later than anticipated delivery of the Stage 1 Report; and
- transfer of principal design responsibility from Falkirk Council Development Services to Morgan Sindall Professional Services (following legal advice concerning contract liabilities).

- 3.4 It is still planned that the school will be ready in August 2017. However with the anticipated completion date of 21 July 2017 being so near to the start of the 2017/18 term contingencies will need to be in place to ensure that any unforeseen delays can be accommodated.
- 3.5 Current information from Hubco confirms their aim to deliver the project on time (as indicated above) and within budget (according to the previously approved Stage 1 position).
- 3.6 When the Stage 2 report is received in early March this will provide the Council with final cost certainty. When this report is approved it will form the basis of the final contract with Financial Close expected by mid April 2016.

4.0 ADVANCE/ENABLING WORKS ON SITE

- 4.1 The Stage 1 Report submitted to Falkirk Council on 7 October 2015 made reference to necessary enabling works, namely the diversion of a culvert that crosses the site just below the surface. This work was not included in the Stage 1 Cost report and will therefore require to be funded separately from Children's Services agreed Capital Budget.
- 4.2 The Contractor has now costed this work and has the necessary building warrant approval. Although the cost of this work on its own is estimated at c£179k, the Contractor, Ogilvie Construction have proposed that this work is undertaken at the same time as the other onsite advanced works which are required to be completed by the Contractor, as part of the school contract. By undertaking the culvert diversion work at the same time as their own onsite enabling works, Ogilvie have been able to reduce the overall cost by c£39k to c£140k. The other advanced works which are included in the school contract to be completed by the Contractor are:
- formation of site openings;
 - drainage;
 - site hoardings;
 - groundworks (site scrape and excavation and piling mat installation); and
 - lowering of existing services at site openings.

The cost of all of the above works was included in the Stage 1 cost report.

- 4.3 The Contractor has also confirmed that a further £26k, will be required for street lighting works and is recommending that the Council undertake this work as part of the enabling works.

5.0 NEXT STEPS/PROPOSED WAY FORWARD

- 5.1 Having considered the Contractors' proposals and available options regarding the completion of the enabling works, it is proposed that those works are undertaken in 2 separate phases.

(i) Phase I Enabling Works

This will entail:

- formation of site openings (funded within contract)

- culvert diversion (funded by Council)
- installation of street lighting (funded by Council).

The Total estimated cost of this work is c£221k. It is proposed that Phase I works are given approval to start onsite immediately, to ensure that the overall project timeframe is maintained.

(ii) Phase II Enabling Works

This will entail:

- site hoardings
- drainage
- lowering of existing services at site openings
- groundworks (site scrape and excavation and piling mat installation).

The estimated cost of the Phase II works is c£409k and is all funded within the school contract.

The Phase II works will only proceed once written confirmation has been received from Hubco that final project costs are within the overall capital budget of the project. The overall capital project budget will be agreed as part of the Council's 3 Year Capital Budget on 17 February 2016.

- 5.2 The approach outlined above minimises any financial risk to the Council, whilst ensuring that both best value principles and the central programme timescales are achieved.
- 5.3 In recognition of the need to progress these onsite preparatory works as soon as possible a contract for the phased enabling works has already been prepared and agreed by both parties and is ready to be signed subject to Education Executive approval for the work to proceed.

6. FINANCIAL INFORMATION

- 6.1 The Phase I enabling works costs can be met from the following existing approved budgets:

- | | |
|--|---------------------|
| • 2015/16 Children's Services Capital Improvements - All Schools Budget | £140k |
| • 2015/16 Children's Services Capital Improvements - All Schools Budget | £26k |
| • 2015/16 Children's Services Capital Programme - New ASN Secondary School | <u>£55k</u> |
| Total Phase I Works | <u>£221k</u> |

All of the Phase II Works estimated to be £409k will be funded from the capital budget for the new ASN secondary school.

7.0 RECOMMENDATIONS

Education Executive are asked:

- 7.1 To note the requirement to proceed with a package of advance/enabling works prior to Financial Close to meet the overall programme timescales and the proposal to undertake this work in the cost effective manner as detailed in Section 4.2.**
- 7.2 To approve Phase I advance/enabling work commencing onsite immediately.**
- 7.3 To approve Phase II advance works, subject to written confirmation being received from Hubco that the final costs will be within the overall agreed capital budget.**

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Director of Children's Services

Date: January 2016

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LIST OF BACKGROUND PAPERS

NIL