

ANGUS COUNCIL

EDUCATION COMMITTEE
PERSONNEL AND PROPERTY SERVICES COMMITTEE

25 April 2000
2 May 2000

JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES AND
DIRECTOR OF EDUCATION

No 310/00

ABERLEMNO PRIMARY SCHOOL - REPLACEMENT OF TEMPORARY ACCOMMODATION

Abstract

This report advises on the current status of the extension and adaptations at Aberlemno Primary School and recommends the provision of £56,000 supplementary funding from the Property Renewal and Repair Fund.

RECOMMENDATION

The Committees, for their respective interests, are recommended to: -

1. note this report
2. approve the bid for supplementary funding in the sum of £56,000 from the Property Renewal and Repair Fund
3. note the funding package totalling £28,000 identified to fund the remaining balance of the project
4. instruct the Director of Property Services to progress these works immediately.

1 BACKGROUND

Report No 625/99, approved by the respective committees in June and August 1999, advised of a project to undertake significant alterations at Aberlemno Primary School to form a small extension to the school to replace the temporary classroom and toilets together with alterations to the vacant school house to provide much needed ancillary accommodation and the opportunity to establish nursery provision for the local community.

Recognising that these works represented one of the Education Department's highest priorities, the approved report also made £176,000 available from the Property Renewal and Repair Fund as an exceptional case.

Further detailed design work has identified an increase in scope and a requirement to provide supplementary funding from the Property Renewal and Repair Fund and the balancing funding package from other budget resources.

2 PROPOSAL

2.1 Initial Project Concept

The preliminary condition survey of Aberlemno Primary School, undertaken as part of the process of preparing an Asset Management Plan for all education properties, identified that the temporary classroom had reached the end of its economic life and it was considered that in terms of Value for Money it should be replaced with an extension of a more permanent nature.

It was also considered that the two-storey schoolhouse which forms part of the school building should be brought back into use to allow the school activities to be extended by creating a 10 place nursery.

Based on a cost per square meter of similar projects the cost to carry out these works was estimated at that time as £176,000. However it was recognised that this would need to be reviewed once the detailed design work was underway.

2.2 Detailed Design Concept

The full consultation exercise with stakeholders has been undertaken and the design is now at an advanced stage. The design provides for the demolition of the temporary classroom and toilets currently situated to the east of the main building and replacement with a traditionally constructed extension to the west to provide classroom, toilets, cloakrooms and office accommodation. The schoolhouse is to be altered to provide nursery and staff room accommodation at ground floor level and offices and storage accommodation at first floor level.

The extension and minor alterations to the existing school building has increased in cost by approximately £32,000, mainly as a result of design developments identified as essential during the consultation process. The opportunity has been taken to make the area slightly larger than the temporary classroom to reflect identified operational needs. It includes boys' and girls' toilet accommodation, a disabled/staff toilet, a cleaner's room, a cloakroom, an office and a boiler room for the new central heating system as well as complying with specific requirements required by building control.

To minimise disruption to school activities and in co-ordination with the proposed major refurbishment it has been determined appropriate to bring forward elements of planned property maintenance from later years and in particular renew the heating system.

Renew the heating system, energy conservation & other costs

The existing heating system consists of electrical fan-assisted storage heaters some of which do not function properly and all of which are considered to be in need of renewal. They have a hot surface temperature and require to be guarded. Following detailed review and option appraisal from a value for money perspective it is intended to remove the entire heating system replacing it with an oil-fired wet system incorporating energy and environmental conservation measures at a cost of £24,000.

It has also been identified from the option appraisal exercise that the windows to part of the existing school building should be replaced and provisions made available for the making good of the associated decoration at a cost of £10,000.

The costs of these works are estimated to be £34,000 in total, £10,000 of which will be met from the Energy Conservation (Spend to Save) Capital Budget.

In response to changing standards for promoting equality of access for people with disabilities additional ramps are being provided at the two fire escapes from the nursery and the existing classroom at an additional cost of £8000.

A number of minor additions totalling £10,000 have been requested by the school, which will be met from identified Education Department budget provision already provided for in the 2000-2001 revenue budget.

A revised estimate based on the developed design shows an increase in cost of approximately £84,000 giving a total cost of £260,000.

3 FINANCIAL IMPLICATIONS

The revised cost of the proposal, based on tenders received from similar projects currently underway or completed recently, is £260,000 inclusive of fees and other charges.

This scheme continues to represent Value for Money for the Council because it will ensure that the school is extensively modernised and considerably extends its operational life whilst providing many essential new facilities and incorporates forward essential planned maintenance brought forward from later years hence minimising disruption to school activities.

The schoolhouse will be brought into use and extend school facilities by creating a 10 place nursery and permit improved school security through the provision of a single door entry access control system.

It is proposed that the following funding package be adopted.

Repair and Renewal Fund	£000s	
Original Cost		176
Adjustment to estimates to reflect detailed drawings	32	
<u>Additional works to be funded from R & R:</u>		
Renewal of Heating System	20	
Additional Fees	4	<u>56</u>
Total Repair and Renewal Funding		<u>232</u>
<u>Other Funding Sources</u>		
Access for Disabled (R&R Block Fund)	8	
Education Department Revenue Budget	6	
Education Planned Maintenance Budget	4	
Energy Conservation (Spend to Save)Capital Budget	<u>10</u>	<u>28</u>
Total Project Cost		<u><u>260</u></u>

Recognising that these works represented one of the Education Department's highest priorities and that since £56,000 of the supplementary funding is unavailable from other sources it is considered appropriate that it should be made available from the Property Renewal and Repair Fund as an extension to the exceptional case previously approved.

The additional costs of this project, detailed in this report, can be contained within the provisions of the Property Renewal and Repair Fund together with the specified other funding package.

4 CONSULTATION

The Chief Executive, Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

5 CONCLUSION

The Committees for their respective interests are recommended to note this report, including the other funding package totalling £28,000, approve the bid for supplementary funding in the sum of £56,000 from the Property Renewal and Repair Fund and instruct the Director of Property Services to progress these adaptations immediately.

REFERENCES

<u>Committee</u>	<u>Date</u>	<u>Report No</u>	<u>Subject</u>
Personnel and Property Services Committee	15/06/99	625/99	ABERLEMNO PRIMARY SCHOOL - REPLACEMENT OF TEMPORARY ACCOMMODATION
Finance and Information Technology Committee	15/06/99		
Education Committee	24/08/99	625/99	ABERLEMNO PRIMARY SCHOOL - REPLACEMENT OF TEMPORARY ACCOMMODATION

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services