

ANGUS COUNCIL

EDUCATION COMMITTEE – 18 APRIL 2005
RESOURCES & CENTRAL SERVICES COMMITTEE – 3 MAY 2005

FORFAR/CARNOUSTIE SCHOOLS PROJECT – ENABLING WORKS

REPORT BY THE DIRECTOR OF EDUCATION

ABSTRACT

This report outlines the conclusion of the Whitehills site purchase and proposals to undertake works at Langlands Primary School and Carnoustie High School in preparation for construction works as part of the Forfar/Carnoustie Schools project. The report also outlines the decant proposals and associated costs which will be necessary to facilitate the construction phases of the project.

1 RECOMMENDATIONS

It is recommended that the Committees for their respective interest:

- (i) note the conclusion of the purchase of the new primary school site at Whitehills Nursery;
- (ii) approve the works to Langlands Primary School and Carnoustie High School;
- (iii) note that if required, a further report will be brought forward regarding the removal of the Craft, Design & Technology block at Carnoustie High School as part of the construction phase of the project;
- (iv) note the intention that the works to the existing PE/Theatre/Music block at Carnoustie High School be undertaken by the Project Company at an estimated cost of £400,000;
- (v) note the cost of obtaining access rights to the pumping station constructed by Bett Homes Ltd. in Newton Road, Carnoustie will amount to £12,500;
- (vi) note that the costs for all the enabling works detailed in the report can be contained within the overall allowance for enabling works contained in the 2004/2008 Education Financial Plan;
- (vii) note the decant arrangements for Langlands and Carlogie Primary School;
- (viii) approve the two exemptions from normal tendering procedures as detailed at section 3.2 of this report under criteria 16.3.4 of the Financial Regulations; and
- (ix) note that further reports will be brought forward as appropriate and including where necessary any further requests for Financial Regulation exemptions where such cannot be determined by the Exemptions Co-ordinator.

2 BACKGROUND

At its meeting of 28 June 2004, the Committee approved report 822/04, and in particular (subject to receipt of satisfactory planning approvals) a new build primary school with a capacity of 222 pupils on part of the existing Woodlands Caravan Park, Carnoustie, a refurbishment at Carlogie Primary School with a capacity of 444 pupils and a new build primary school with a capacity of 444 pupils at Thomas Street, Carnoustie.

At its meeting of 19 August 2004, the Committee approved report 884/04 which authorised the Director of Education to undertake a formal consultation exercise on proposed sites for three primary schools in Forfar. The Committee also approved report 888/04 which outlined the development of a Revised Outline Business Case and authorised the Director of Education, in consultation with the Director of Finance, to submit the document to the Scottish Executive.

At its meeting of 30 September 2004, the Education Committee approved report 1114/04, and in particular (subject to receipt of satisfactory planning approvals) a new build primary school with a capacity of 444 pupils at the site identified at Whitehills Nursery Forfar, a major refurbishment/new build extension at Kirkriggs Primary School with a capacity for 444 pupils; and a new build primary school with a capacity for 444 pupils at Langlands Primary School.

The Committee of 30 September 2004 also approved proposals for a new build teaching block at Carnoustie High School (with the demolition of the existing block) on the basis that the Theatre/PE/Music block is retained by the Council.

The 2004/2008 Education Department Financial Plan and Capital Budget 2005/06 (report 186/05 refers) contains provision of £1,400,000 for enabling works for the project.

3 CURRENT POSITION

3.1 Forfar Primary Schools

The project timetable for Forfar schools is broadly as follows:-

Phase 1: April 2006 – August 2007

- Development of new schools at the Kirkriggs and Whitehills sites.
- Pupils from Wellbrae, Chapelpark and Kirkriggs will attend these new schools from August 2007.

Phase 2: July 2007 – August 2008

- Development of new school on the Langlands site.

(i) Whitehills Site

Members will be aware that the Education Committee of 30 September 2004 (report 1114/04 refers) approved the purchase of part of the Whitehills Nursery site for the new build primary school in the North Catchment area. The purchase of this site was concluded on 31 March 2005 at a total cost to the Council of £852,000 (£800,000 purchase cost, £32,000 Stamp Duty Land Tax and £20,000 sellers fees). This cost is being met from the overall provision for enabling works contained within the 2004/2008 Education Department Financial Plan.

In addition to the purchase of the site, certain enabling works, encompassing road and junction improvements in the area of the site, will require to be completed before the new build school can be occupied by the Education Department. Members are asked to note that as these works are a requirement for building occupation, they have been included in the tender specification for this school as it is intended that they be carried out as part of the PPP Project and funded through the Unitary Charge mechanism.

(ii) Kirkriggs Site

While the new build at the Whitehills site will not impact directly on any existing school, the extension/improvement to Kirkriggs poses particular problems. As the existing main building will not be useable during the construction period, the only facilities available will be the existing huts. Furthermore, due to the restricted nature of the site, there would be considerable Health and Safety issues associated with continuing to operate the school at its existing location. It would also not be ideal from an education service delivery perspective for part of the school to operate next to a live construction site.

Accordingly, following consultation, primarily with Head Teachers in all Forfar Primary Schools, it was determined that the best option would be to relocate, or decant, all Kirkriggs pupils during the construction period to the Langlands Primary School site.

Kirkriggs School would utilise a very small part of the Langlands building (for office and 1 classroom) together with the existing huts supplemented with the provision of additional temporary modular buildings for the remaining 6 classes, Gaelic Medium, Unit Staffroom and resources. There would be no specific provision for Kirkriggs nursery pupils during

2005/06, although there is adequate space at facilities within Langlands and Chapelpark nursery classes.

In order to decant pupils from Kirkriggs to Langlands it will be necessary to undertake some works both within the existing Langlands building and on the Langlands site as follows:

- Minor internal alterations to create additional classroom space, storage, toilets and admin areas – this will allow the current Langlands school to be fully accommodated in the main building, freeing up 2 huts for use by Kirkriggs – additionally it is intended to accommodate 1 Kirkriggs class within the main building;
- Provide additional huts in the Langlands grounds to allow the remainder of the Kirkriggs school to be fully accommodated; and
- Arrange for the movement of equipment and materials between the 2 sites.

It has been determined that the most cost effective method of accommodating Kirkriggs pupils at the Langlands site is the provision of temporary modular buildings and based on exploratory work undertaken by Council officers it is estimated the following costs will be incurred in respect of the above works.

Decant Element	£
• provision of huts at Langlands (note 1)	80,000
• minor works at Langlands (main building)	26,000
• equipment removal costs etc	24,000
Total	130,000

Note 1

Options on the most effective methodology of providing the temporary modular units are currently being examined. The Director of Property Services and Director of Education in consultation with the Director of Finance will determine the most appropriate way of meeting this requirement. The cost is not expected to exceed £80,000.

Pupils in the Langlands ASN base will be relocated to the purpose built facility being constructed at Forfar Academy. It should also be noted that in August 2006, and in order to minimise the impact of future changes, P1 pupils will enrol on the basis of the new schools, namely Kirkriggs, Langlands and P1 for school at Whitehills will be educated at Wellbrae Primary School. There will be no P1 pupils at Chapelpark.

These proposals have been the subject of consultation with parents and staff, who are generally supportive. Specific issues regarding transport arrangements, etc, need to be finalised and there will be further consultation/meetings with parents/carers to ensure they are fully informed of arrangements. To ensure the works cause minimum disruption to Langlands pupils and that the new facilities are available in March 2006 the internal works will be undertaken in summer 2005, with huts being delivered and installed in late 2005.

(iii) Langlands Site

As noted above the construction works at the Whitehills and Kirkriggs sites will be undertaken as phase 1 of the construction programme in the Forfar area. On completion of these works the pupils from Kirkriggs will occupy their refurbished/extended building and the pupils from Chapelpark and Wellbrae will move to their new schools. The pupils from Langlands will thereafter decant to the Chapelpark site, leaving a clear site for the contractor to undertake the second phase of construction in Forfar. Costs are expected to be minimal in connection with the move (approximately £5,000) although there may be additional costs associated with transporting pupils to/from school.

3.2 Carnoustie High School

(i) Craft, Design & Technology Block

As part of the ongoing clarification process leading to ITN submission on 29 April 2005, all bidders have been informed that it would be possible to remove the existing Craft, Design & Technology (CDT) block at the commencement of the PPP construction works if this were required to facilitate a particular design solution. Following confirmation from the school management that with careful planning, current under utilised space could be timetabled to accommodate any lost space due to this exercise, bidders have further been informed that should removal of the CDT block be required, the remainder of the existing Carnoustie High School buildings would be able to accommodate provision for the displaced CDT classes to maintain the CDT curriculum during the PPP construction works. On completion of the construction works, the CDT curriculum would be provided within the new build teaching facility.

Should a bid submission require this option to be implemented, certain enabling works would be necessary to relocate the CDT Department within the existing building and these have been identified to the bidders. Due to the intrinsic link between the execution of these works and the Project Company's construction programme it is intended that the works would be undertaken as part of the main project and bidders have been asked to price for the works separately within their bids and to include this price within their overall Unitary Charge calculation, allowing the relative value for money of this approach to be assessed. This assessment will initially be conducted as part of the overall bid evaluation process and a further report will only be brought before Committee if required.

Given the proposed approach, it is however appropriate at this time to consider exemption of these works from normal tendering procedures in accordance with Financial Regulations and accordingly the Exemption Co-ordinator has been consulted and has agreed that an exemption could apply. As the value of the works would be likely to exceed the de minimis threshold, the Committee is asked to approve exemption of the works under criteria 16.3.4 of the Financial Regulations.

(ii) Upgrading of PE/Theatre/Music Block

The facilities to be retained by the Council at Carnoustie High School include the existing PE/Theatre/Music block. As this block will be a stand alone facility directly adjacent and linked to the new build facility it is considered necessary to identify funding to ensure the building is fit for purpose and complements the new building.

A package of essential works has therefore been identified to make good the exposed gable (following demolition of the four storey teaching block), provide a new fire escape stair, passenger lift and some general fabric improvements to tie in with the new build facility. It is estimated these works will cost in the order of £400,000.

As these works also need to be managed by the Project Company and be complementary to the new build facility they have been included as a work package and tendered as part of the main project. The estimated cost of £400,000 for these works has been identified as part of the provision for enabling works within the Education Department's Financial Plan and would be paid to the Project Company as a one off payment instead of being included within the overall Unitary Charge payment. A further report on the detailed arrangements will be brought forward once bids have been received and the relative value for money of the prices submitted have been assessed.

As with the CDT block works described above, it is appropriate at this time to consider exemption of these works from normal tendering procedures in accordance with Financial Regulations and accordingly the Exemption Co-ordinator has been consulted and has agreed that an exemption could apply. As the estimated value of the works is above the de minimise threshold, the Committee is asked to approve exemption of the works under criteria 16.3.4 of the Financial Regulations.

3.3 Carnoustie Primary Schools

The project timetable for Carnoustie schools is broadly as follows:

Phase 1: April 2006 – August 2007

- Development of new schools at the Thomas Street and Woodlands sites.
- Pupils from Kinloch and Barry will attend these new schools from August 2007.

Phase 2: July 2007 – August 2008

- Refurbishment of existing school on Carlogie site.

(i) Woodlands Site

In order to attain the most direct solution to provide drainage for the proposed new primary school in the Woodlands site, the Council require to purchase access rights to the new pumping station recently constructed by Bett Homes Ltd. to serve their new housing development in Newton Road, Carnoustie. The cost of this has been identified as £12,500 and is conditional upon Scottish Water agreement to the proposed connection.

(ii) Carlogie Site

As noted above the construction works at the Thomas Street and Woodlands sites will be undertaken as phase 1 of the construction programmed in the Carnoustie area. On completion of these works the pupils from Kinloch will move to their new schools. The pupils from Carlogie will thereafter decant to the Kinloch site, leaving a clear site for the contractor to undertake the second phase of construction in Carnoustie. Costs are expected to be minimal in connection with the move (approximately £5,000) although there may be additional costs associated with transporting pupils to/from school.

3.4 General

The costs detailed in the above sections are indicative at this time and will be firmed up as more accurate construction programme information becomes available, especially once the Preferred Bidder is appointed. Further reports will be brought forward to update members as such information is available at which time there may be a requirement for further exemptions from Financial Regulations. Where such exemption requests cannot be determined by the Exemptions Co-ordinator, reports will be brought before the Committee.

4 FINANCIAL IMPLICATIONS

4.1 The cost of site purchase and enabling works outlined above are summarised as follows:

Cost Element	2004/05 £,000	2005/06 £,000	2006/07 £,000	2007/08 £,000	Total £,000
Whitehills – purchase of site	820	32			852
Kirkriggs – decant arrangements		120	10		130
Langlands – decant arrangements				5	5
Carnoustie High School – retained facility works				400	400
Woodlands – drainage connection		13			13
Carlogie – decant arrangements				5	5
Total Costs	820	165	10	410	1,405
Provision in 2004/2008 Education Financial Plan	800	150	200	250	1,400
Variance from Financial Plan	(20)	(15)	190	(160)	(5)

4.2 As the above details show, the total costs are estimated to be £5,000 in excess of the overall provision of £1,400,000 available within the 2004/2008 Education Department Financial Plan. This, together with a re-phasing of the financial provision, will be addressed in the next update of the Financial Plan which will be included within the 2005/06 Budget Volume.

4.3 Any additional costs associated with transporting pupils to/from school as part of the decant arrangements will be met from the Education Revenue Budget.

5 CONSULTATION

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

6 HUMAN RIGHTS IMPLICATIONS

There are no human rights implications arising from this report.

7 CONCLUSION

These proposals will minimise disruption for staff and pupils during the construction period while at the same time ensuring the new schools are built in accordance with the project timetable. There will be ongoing consultation with parents and staff to ensure they are kept informed of developments and plans are adjusted to meet particular requirements.

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DIRECTOR OF EDUCATION

BACKGROUND PAPERS

Note: 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.