

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2933

Author:

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Department:

Chief Executive's

Contact:

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Subject:

Approval to allocate funding and enter into contracts in relation to the expansion of Middleton Primary School

Total Value:

£300,000 (Type: Capital)

Decision Being Taken:

1. To allocate of £300,000 of funding from savings made on other projects the capital programme towards design, survey and any other works required to progress the Middleton expansion project to contract stage,
2. To enter into contract with Perfect Circle to provide the services of a Quantity Surveyor, Architect, Mechanical and Electrical Engineer and a Civil Engineer to progress the design of Middleton expansion to contract stage,
3. To enter into contract with Wates Construction to procure surveys and provide services to progress the design and tender of a project to contract stage,
4. To fund directly associated costs, including planning fees, that support the development of design to contract stage.

Reasons for the Decision(s)

The Council has a statutory duty to provide school places for children in Nottingham City. Substantial investment in school places has already taken place and the number of places has increased significantly in areas across the city. Further investment is now required in the Wollaton area to meet additional demand for school places.

A period of consultation has been undertaken and is subject to Executive Board approval in September. This report asks for approval to expand Middleton Primary School from 420 places with a 52 Full Time Equivalent (FTE) place nursery to 630 places with a 52 FTE place nursery. Feasibility work has been commissioned to develop potential solutions for the expansion of the school and provide an early indication of potential capital cost. An end of stage report summarising the outcome of the feasibility stage is attached as Appendix A. In order to meet the timescale required for new classrooms in September 2018, should the expansion be agreed, work must continue at risk to further develop the design.

In order to limit the financial risk to the Council and yet meet the requirement for additional spaces, approval is requested to progress the project to contract stage. This limited approval will facilitate progression of the design and is required to secure planning approval, engage a contractor and undertake the necessary surveys. This report seeks approval to appoint a design team and expend a limited allocation of funding to progress the design to allow a framework contractor to tender packages and give a robust cost proposal for delivering the scheme. Once a contract cost has been proposed, a report will be submitted to Executive Board asking for approval of funding to deliver the scheme and enter into further contracts. At this point, the outcome of the consultation will be known.

Funding for this stage has been made available from savings made on the Bluecoat Primary expansion project. There is no impact on the capital programme.

Briefing notes documents:

End of stage report - Middleton - feasibility stage - SJW v3 - 050917.pdf

Other Options Considered:

1. Do nothing - this option was rejected as the Council has a statutory duty to provide places and the only viable scheme in the Wollaton area is Middleton Primary. A scheme to provide additional places must be delivered.
2. Use internal resources rather than Perfect Circle to act as the design team. This was initially the preferred option. Due to sensitivities around the project, this option was considered and rejected. Perfect Circle offer a compliant mechanism for delivering the design services required through a framework.
3. Tender the project on the open market. This option was rejected due to the timelines required for project delivery. Procurement through the EMPAii framework will enable the expansion to be built in the timeframe required to meet the demand for places.

Background Papers:**Published Works:**

2860 - Approval to publish formal Statutory Notice - proposal to expand Middleton Primary from 420 to 630 places - 24/6/2017
2453 - Early works including design development relation to the potential expansion of Middleton Primary School - 19/05/2016
An Executive Board report relating to the outcome of the consultation will be submitted for approval in September.

Affected Wards:

Wollaton West

Colleague / Councillor Interests:

None. Councillors have been consulted as part of the formal consultation process for expanding a school.

Use of Consultants

Number of Days:70

Rate per Day:500

Total value:175204.60

Start date:13/09/2017

End date:30/09/2019

Reason for using a consultant:

Due to project sensitivities, the internal design team is not able to deliver this project. The particulars of the situation have been agreed with the Portfolio Holder and this is now the preferred solution.

Please note that the appointment of Perfect Circle includes a Quantity Surveyor, Architect, Mechanical and Electrical Engineer and a Civil Engineer. The rates for the different disciplines vary and an average rate is used above. The number of days also varies between the disciplines and an average figure is used.

Other options considered:

Use of an internal design team was considered but rejected due to project sensitivities. Support from the wider Building Services team has been made available and the team will have a role in challenging the design to ensure it meets the standards of the City Council.

Name of consultant:

Perfect Circle

Reason for selection?

Perfect Circle have been selected to provide services to support the delivery of this project from Scape's Built Environment Consultants Services (BECS) framework. This is an OJEU compliant framework that provides services to support the delivery of this type of project.

Has the consultant previously completed work for the City Council?

The services offered by Perfect Circle are available to all colleagues in the Council and may have been used on other projects.

Specific activities to be undertaken by the consultant are:

Architectural, civil engineering, electrical & mechanical engineering, quantity surveying and structural engineering support to deliver the Middleton Primary School expansion. This report seeks approval to appoint Perfect Circle to deliver these services alongside internal services for RIBA stages 1 - 4. A further report will be submitted asking for approval to continue with Perfect Circle to Executive Board, should the project be viable.

Period of engagement:

September 2017 - December 2017, with the expectation that if the project proceeds, Perfect Circle will continue to provide support.

By what process was the consultant selected?

Through the Scape framework.

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no implications on crime and disorder.

Equality:

EIA not required. Reasons: An EIA has been completed for the feasibility/ consultation and this report does not significantly affect the situation.

Social Value Considerations: There is no impact on social value. The BECS framework offers an OJEU compliant route for procuring these services.

Relates to staffing: Yes

Relates to Council Property Assets: Yes

Relates to Building Services: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 12/09/2017

Advice Sought: Legal, Finance, Procurement, Human Resources, Property, Building Services

Legal Advice:

This report requests approval for the procurement of design work and the commissioning of surveys to expand the feasibility work previously undertaking in relation to the expansion of Middleton Primary School.

The chosen providers have both been appointed through appropriate EMPA/SCAPE frameworks which are both deemed to be compliant methods of procurement and engagement ensuring appropriate expertise, value for money and compliance with the Council's Contract Procedure Rules and Financial Regulations.

It is understood that any further work that may be required beyond the scope of this report shall be subject to further approval. Legal services will provide assistance as and when required.

For the reasons given within the report, the proposals raise no legal issues and are supported.
Advice provided by Dionne Claire Sreaton (Solicitor) on 24/08/2017.

Finance Advice:

The Capital Expenditure within this decision is to be funded from an underspend on another capital project (Bluecoat Primary 'Project 16578').

The Bluecoat project was originally approved at Executive Board March 2014 and was to be funded from a variety of grants / contributions. This decision paper requests that £300,000 of DfE Basic Needs Grant is transferred from the Bluecoat resource allocation to fund the works at Middleton Primary School.

Following the approval of this decision the Bluecoat funding allocation will be amended as detailed and a new capital project will be created for Middleton Primary.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 24/08/2017.

Procurement Advice:

There are not direct procurement implications to this decision. Both Perfect Circle and Wates Construction, if appointed through the appropriate EMPA / Scape frameworks in accordance with the terms of the frameworks, represent compliant routes to engage suppliers.

Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 18/08/2017.

HR Advice:

There are no direct staffing implications to this decision. Management has given due consideration to the use of internal resource to support the programme which was rejected due to project sensitivities and requirement for specialist roles. Advice provided by Joanne Hill (Service Redesign Consultant) on 24/08/2017.

Property Advice:

property support this feasibility work in connection with the proposed expansion of the local authority owned school Advice provided by Peter Taylor (Senior Surveyor) on 18/08/2017.

Building Services Advice:

Design Services have been engaged by the project team and are contributing to the development of this project with the professional services of Technical Advice/Design Challenge, Site Inspection services and CDM H&S in support of this proposal. Advice provided by Leanne Day (Team Leader) on 24/08/2017.

Signatures:

Jon Collins (Leader of the Council)
SIGNED and Dated: 05/09/2017
Sam Webster (PH for Business, Education and Skills)
SIGNED and Dated: 05/09/2017
Alison Michalska (Corporate Director for Children and Adults)
SIGNED and Dated: 01/09/2017