

**DECISION OF THE HEAD OF FINANCE & PROPERTY
AND SECTION 151 OFFICER**



DECISION NO: CSD38

SUBJECT: Final cost plan approval for works at High Down Schools to provide additional pupil places in the Portishead area and additional infrastructure facilities

BACKGROUND:

On the 17 March 2015 the Executive made a decision to approve the People and Communities (Children's) Capital Programme for 2015-16 and 2016-17, which included a provision to provide additional pupil places in the Portishead area. An initial budget of £765,000 was allocated to deliver the additional places.

In addition, a provisional budget of £150,000 was allocated from Capital Maintenance funding to carry out the final phase of mechanical and electrical works at High Down Junior School, including the renewal of the incoming electrical main which was assessed as being at the limit of its capacity.

During the consultation process with schools in the local area, it was agreed that the additional places would be provided at both High Down Infant and Junior Schools and all works would be delivered in a single project for convenience and to secure better value for money. The construction works have been undertaken in a phased manner to align with both the intake of additional pupils and the availability of certain areas of the site within the school holiday periods.

DECISION:

To approve;

- 1) a total project budget of £1,330,000; and, the contract sum for the design and build construction contract with Kier Facilities Services Ltd, as shown in the project cost plan in Appendix A, for the VAT exclusive sum of £1,208,455 in accordance with item EXE90(4) of the 17 March 2015 Executive approval stated above;
- 2) a virement of £200,000 from the Capital Maintenance budget to this project; and,
- 3) an increase in the Capital Programme of £213,000 which is to be funded from previous unallocated capital contingency grants.

Reasons:

The delivery of the project is under the SCAPE National Minor Works Framework Agreement, which is for public sector use, and for which Kier Construction Ltd is the appointed contractor. Use of the framework makes the procurement of projects such as this more efficient than has traditionally been the case and removes the need to advertise individual projects via OJEU as the framework has already met this criteria.

By using this framework, lengthy tendering exercises can be avoided and it puts the council in a good position to be able to move quickly to deliver this project within set expenditure parameters.

Other Alternatives Considered:

The ability to save time and its associated cost is an important element in the use of Framework agreements and it has been independently verified against Constructing Excellence Best Practice that use of a framework will save an authority a minimum of 100-days and up to 200-days for complex projects which is an important factor for the council being able to deliver projects successfully. Therefore, the use of traditional methods of competitive tendering would not have enabled the project to be procured more efficiently or economically within the timescales.

Financial Implications:

None. The project is being fully funded from available allocations. A detailed breakdown of proposed cost is shown in Appendix A – High Down Schools Project Cost Plan Summary.

Implications for Future Years:

The project will provide additional pupil places in the Portishead area, a facility to support new ways of working together and an enhanced mechanical and electrical infrastructure at the schools.

Signed:

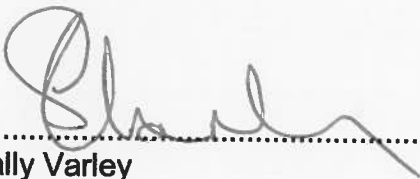


Malcolm Coe

(Head of Finance & Property and Section 151 Officer)

Dated:

08/09/16

Signed: 
Sally Varley
(Service Leader – Planning & Access)

Dated: 6/9/16

Appendix A

High Down Schools - Project Cost Plan Summary

High Down Schools**Project Cost Plan Summary**

	Budget Element	Cost	Percentage
1	Phase 1 and 2 enabling works	£ 108,000	8.12%
2	Phase 3 main contract works	£ 1,035,882	77.89%
3	Professional Fees	£ 54,217	4.08%
4	Other Fees, Surveys and Reports	£ 10,356	0.78%
5	Design and Build Contract Sum	£ 1,208,455	90.86%
6	P&AM Fee	£ 48,486	3.65%
7	P&C Fee	£ 5,452	0.41%
8	Planning Fees	£ 2,000	0.15%
9	Building Regs Fees	£ 3,000	0.23%
10	Asbestos Surveying	£ 1,000	0.08%
11	Client Contingency	£ 10,000	0.75%
12	FF&E and ICT	£ 20,000	1.50%
13	Incoming Gas and Electric	£ 29,000	2.18%
14	Telecom	£ 2,607	0.20%
15	Client Cost	£ 121,545	9.14%
16	Project Cost	£ 1,330,000	100.00%
17	Project Budget as;	£ 1,330,000	100.00%
18	Capital Maintenance	£ 200,000	15.04%
19	Previous Funding	£ 152,000	11.43%
20	Basic Need 2015-16	£ 250,000	18.80%
21	Council Contribution 2015-16	£ 165,000	12.41%
22	Basic Need 2017-2018	£ 350,000	26.32%
23	Unallocated Capital Grants	£ 213,000	16.02%
24	Variance; Cost-Budget	£ -	

Notes