

NORTH SOMERSET COUNCIL DECISION

DECISION OF: THE EXECUTIVE MEMBER FOR CHILDREN AND LIFELONG LEARNING



**WITH ADVICE FROM: HEAD OF MAJOR PROJECTS AND SERVICE LEADER FOR STRATEGIC PLANINNG AND GOVERNANCE
APPROVED BY: DIRECTOR, PEOPLE AND COMMUNITIES AND S151 OFFICER**

DECISION NO: PC39 2020-21 SCHEME

SUBJECT: PARKLANDS EDUCATE TOGETHER PRIMARY, Locking Parklands – Additional Funding to cover the COVID-19 and Temporary Cabin costs required as a delay to project works commencing due to St Modwen’s works on site

KEY DECISION: YES

REASON: The expenditure exceeds £500,000

BACKGROUND:

The award of a construction contract to Willmott Dixon Construction Ltd, for the construction of the Parklands Educate Together Primary School permanent site to the value of £8.996m, subject to planning approval being granted, was given by Council on 25 September 2018.

The Parkland’s development drainage being undertaken by St Modwen’s Developments was commenced prior to the school build and delayed the construction start on the permanent school site by Willmott Dixon Construction Ltd. As the school opened to pupils in September 2018, to enable the school to operate the Council purchased of two sets of double-demountable temporary cabins to accommodate the students over two academic years. The second year of temporary accommodation was not initially planned for but was necessary as a direct result of the delay in staring construction due to the works listed above by St Modwen.

The Temporary Cabin Costs are:-

Number 1 Cabin	£336,094.00
Number 2 Cabin	£233,417.00

During the contract, the COVID-19 costs received from Willmott Dixon have been:

	£
Willmott Dixon	£ 114,908.89
Supply Chain	£ 45,928.00
Purchase Orders	£ 11,200.98
Total	£ 172,037.87

Fees from Perfect Circle for extension of their contracted period are £2,625.00.

Summary Values are as below:

£8,944,297.54	Willmott Dixon Contract Value – Award 25 th September 2018 Report to Council
£199,992.25	Willmott Dixon - Playing Field Variation PC34 2018/19
£172,037.87	Willmott Dixon COVID costs
£134,164.47	Perfect Circle Professional Fees
£2,625.00	Perfect Circle Professional Fees - Covid
£44,721.49	NSC Project Management Fees
£23,562.00	NSC Planning Fees
£4,897.00	NSC Building Control Fees
£5,000.00	NSC Legal Fees
£225,836.09	FFE/ICT
£15,000.00	Climbing Wall Equipment
£336,094.00	Temporary Class Nr 1
£233,417.00	Temporary Class Nr 2
£10,341,644.71	Total Funding Required
Funding Sources	
£9,167,000.00	Council Decision on 14th November 2017
£401,000.00	Council Decision on 25th September 2018
£48,070.00	Transfer from Contingency
£200,000.00	Transfer and Switch of funding
£9,816,070.00	Total Funding Approved
£525,574.71	Shortfall on scheme

DECISION:

1. To approve the payment to Willmott Dixon Construction Ltd. of £172,908.87 to cover costs incurred due to the COVID-19 pandemic
2. To approve the payment to Perfect Circle of £2,625.00 to cover the costs incurred due to the COVID-19 pandemic
3. To approve increase of the Overall Project Budget to be £10,341,644.71
4. To increase the capital programme cost code KCP147 by £525,574.71 to cover the increased costs in 1-3 above.

All costs are to be met from the Basic Need Grant.

REASONS:

- The Global Pandemic was unprecedented and could not be envisaged.
- The delays caused by St Modwen's Developments was outside the Councils control and works were required for the wider Locking Parklands development.

OPTIONS CONSIDERED:

None viable as the contracted works had already been commenced.

FINANCIAL IMPLICATIONS:

Costs

A breakdown of costs is detailed above.

Increase of budget for Parklands Educate Together previously agreed to be £10,341,644.71 – previously it was £9,816,070.00 – an increase of £525,595.

Funding

The scheme has already been agreed as part of the Schools Places Commissioning Plan and the increase in budget is covered from the Contingency held within this Capital Programme.

LEGAL POWERS AND IMPLICATIONS

The decision augments the decision as agreed in the Council meeting of the 25th September 2018.

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

The work falls within the overall remit as previously agreed by the Executive.

CONSULTATION

There have been regular briefings of the Executive and CMT on the issues around the project.

RISK MANAGEMENT

The cost plan received includes all risks and Willmott Dixon Construction Ltd. will be responsible for any further increases in costs as a result of design or construction changes instigated or as a result of Willmott Dixon Construction Ltd. errors or omissions.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No.

CORPORATE IMPLICATIONS

The provision of key enabling infrastructure and educational facilities and the improvement of the transport network widely supports the Corporate Plan objectives in all areas of Prosperity and Opportunity, Health and Wellbeing and Quality Place.

APPENDICES

Appendix A – Willmott Dixon COVID Cost.

BACKGROUND PAPERS

- 1. Report to Full Council – 25th September 2018

SIGNATORIES:

DECISION MAKER(S):



Signed:

Title: Executive Member for Children’s Services and Lifelong Learning

Date: 2.11.20

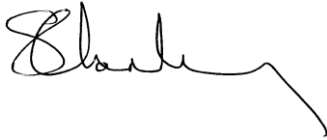
WITH ADVICE FROM:



Signed:

Title: Head of Major Projects

Date: 1.10.20



Signed:

Title: Service Leader, Strategic Planning and Governance

Date: 1.10.20

APPROVED BY:



Signed:

Title: Director, People and Communities

Date: 2.11.20



Signed:

Title: Section 151 Officer / Director of Finance

Date: 2.11.20