



meeting CABINET

date 25 July 2007

agenda item number

JOINT REPORT OF THE CABINET MEMBER FOR CHILDREN AND
YOUNG PEOPLE'S SERVICES AND CABINET MEMBER FOR FINANCE
AND PROPERTY

Latest Estimated Cost: Ranby C of E Primary School, Ranby, Retford

Purpose of report

1. The purpose of this report is to note the latest estimated cost for the above project.
2. This report is a key decision as the costs involved exceed £1 million and was originally published in the forward plan for the first time in the June 2007 edition.

Information and advice

Project details

3. The proposed works consist of the rebuilding of the existing school following a fire in June 2006. The scheme involves the demolition of the existing building, widening of the access road and the creation of a new playground. Following on from this a new 3 classroom school will be built with hall, kitchen and other ancillary accommodation.
4. The project includes associated site works, services and landscaping works. At the time of drafting this report a planning application for the works has been submitted, and the outcome is expected during July or September. Any delay in the receipt of planning approval may have an effect on the timing and cost of the project.
5. The works element of the proposed scheme will be built using the framework set up with three contractors for major projects which became operational in July 2006. This procurement route was reported to Cabinet in September 2005 (resolution 2005/148). Under this framework the Environment Department technical staff will undertake detail design work and the construction will be carried out by one of the three successful contractors on a target cost basis. The Quantity Surveyor controls costs by arriving at a target cost. The cost or

benefits of any variation are shared between the County Council and the provider.

6. This procurement route follows the principles established by Sir John Egan in his report "Rethinking Construction" which has been heavily endorsed by Central Government as the way forward for construction.
7. It is anticipated that the building works will start on site in September 2007 and be completed in July 2008.
8. The latest estimated cost of the building works is set out in the exempt appendix and the fees shown are for all professions involved in the project.
9. The professions involved in this project are:-
 - Architect
 - Landscape Architect
 - Mechanical Engineer
 - Electrical Engineer
 - Quantity Surveyor
 - CDM Co-ordinator
 - Structural Engineer

Anticipated cash flow

10. The phasing of the project is anticipated to extend to the 2009/10 financial year and details are set out in the exempt appendix.

Revenue budget implications

11. Any additional premises cost arising from these proposals will be met from the school's revenue budget.

Statutory and policy implications

12. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, crime and disorder and those using the service. Where such implications are material, they have been described in the text of the report. Attention is however drawn to the following:

Financial implications

13. These are set out in the report and in the exempt appendix.

Equal opportunities implications

14. In accordance with the County Council policy, the design of this building incorporates access and facilities for people with disabilities.

Implications for service users

15. The school sits in the heart of its community and plays an important role within community life. It will meet the suitability needs of the school as well as providing an improved learning and teaching environment for children, staff and community. The school will be more efficient to manage for learning and will be more energy efficient than the existing school.

Crime and disorder implications

16. An Intruder Alarm system will be installed along with site fencing to the Council standard specification to the entrance road. The school is also proposing to transfer the existing temporary school fencing to the new site once complete.

RECOMMENDATION

17. It is recommended that this latest estimated cost report for the building works at Ranby C of E Primary School be noted.

COUNCILLOR JOYCE BOSNJAK

Cabinet Member for Children and Young People's Services

COUNCILLOR CHRIS BARON

Cabinet Member for Finance and Property

Reasons for recommendation

18. This project will provide much needed, modern teaching accommodation. The new building will be more energy efficient than the existing building and will provide a better learning and teaching environment for the children, staff and community.

Other options considered

19. A number of options were explored but this was identified as the preferred option by Governors, staff and the Children and Young People's Department.

Legal Services' comments (HD/9.7.2007)

20. Cabinet is authorised to receive and approve latest estimated costs reports on capital projects in accordance with the Financial Regulations.

Strategic Director of Resources' financial comments (NDR)

21. The financial implications are set out in this report and the exempt appendix.

Background papers available for inspection

Nil.

Electoral division(s) affected

Misterton

M19C1863