

MINUTES OF MEETING Cabinet Member Signing HELD ON Friday, 2nd July, 2021

PRESENT:

Councillors: Zena Brabazon

7. APOLOGIES FOR ABSENCE

There were no apologies for absence.

8. DECLARATIONS OF INTEREST

None.

9. CHESTNUTS PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Kind Diamond Build Consortium Ltd up to the value of £4,060,282.22 to undertake external envelope and building services improvement works at Chestnuts Primary School pursuant to contract standing order 16.02, and pursuant to Contract Standing Order (CSO) 16.02, to approve the issuance of a letter of intent.

RESOLVED that the Cabinet Member

- i. Approve an award of contract to Kind Diamond Build Consortium Ltd to the value of £3,691,165.66.
- ii. Approve a contingency allowance of 10% that equates to £369,116.56 which will be strictly managed under change control governance arrangements
- iii. Approve the issuance of a letter of intent for up to 10% of the contract value, totalling £369,116.56.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate need addressing in the short, medium, and long-term.

Chestnuts Primary School is high priority for major works due to issues relating to health and safety or the school is at risk of school closure.

In 2019 a commission was given to further investigate and address urgent works relating to the condition of building services (i.e. heating, electrics and plumbing), external envelope (i.e. roofs, windows) and boundary security.

The scheme has been granted an allocation of funding £0.262m from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

A scheme for Chestnuts Primary School has been developed, with sectional completion dates in order to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, Loft Insulation, Building Management System).
- Boiler and heating works completion prior to the heating season starting in October.
- Decant classroom spaces completed prior to the start of the September term.
- Roof replacement, brick repointing, small power and data

This construction award report requests a decision on the procurement of a contractor to undertake all of the external envelope and building services infrastructure works identified, designed and approved by the project sponsor.

A Cabinet Member decision is required in July 2021 to enable timely mobilisation and facilitate procurement of longer lead in materials as soon as possible which will offer greater likelihood of achieving maximum grant funding available.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until 13th July 2021 Cabinet would add additional time to the programme. Not being able to award contracts and place orders at the earliest opportunity would severely increase the risk of:

- Not achieving the criteria for the completion of carbon grant funded works (before 30th Sept 2021) with the risk of lost funding.
- Not having sufficient time to build and complete the decant classroom spaces.
- Failing to complete the heating works prior to the Heating season starting will result in increased costs borne to the council for temporary boilers.
- Delaying the completion of the scaffold erection until after the start of the September term, thus resulting in an increased H&S risk to the children and adults on site.

- Reducing our summer holiday working window by a minimum of 4 weeks which will not allow us the opportunity to maximise the school summer holiday period and utilise the existing nursery building as decant space.

10. LORDSHIP LANE PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Mulalley and Company Limited up to the value of £3,416,532.90 to undertake building services improvement and external envelope condition works at Lordship Lane Primary School pursuant to contract standing order 16.02 and, pursuant to Contract Standing Order (CSO) 16.02 to approve the issuance of a letter of intent.

It was noted that whilst there was a lot of work to be carried out at the school, there was an extensive project programme in place in order to make best use of the summer holidays. The contractor had also provided information on their Covid safety plans which were in line with the Council's approach and Government guidance. The Cabinet Member requested that the contractor increase the regularity of carrying out their Lateral Flow Tests to help reduce the spread of Covid in schools.

RESOLVED that the Cabinet Member

- i. Approve an award to Mulalley and Company Limited of £3,105,939.00;
- ii. Approve a client construction contingency of 10% that equates to £310,593.90 which will be strictly managed under change control governance arrangements;
- iii. Approve the issuance of a letter of intent for up to 10% of the contract value totalling £310,593.90.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. Lordship Lane Primary School is high priority for major works due to issues relating to health and safety or school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire compartmentation, fire doors and heating resilience and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (ie heating, electrics and plumbing), external envelope (ie roofs, windows) and boundary security.

The scheme at Lordship Lane Primary School has been granted an allocation of funding (£539,000) from the public sector decarbonisation programme, a government

initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

The works at Lordship Lane Primary School has been developed into 2 phases in order to minimise disruption to the school (referenced in 5.2) and achieve the criteria for Salix Public Sector Decarbonisation grant funding. This construction award report requests a decision on the procurement of a contractor to undertake Phase 1 - building services improvement and external envelope condition works. Phase 2, which consists of the construction of a new nursery will be the result of a further tender exercise and decision later this year. This decision is for Phase 1 only. The scheme of works developed is to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, insertion of loft Insulation, installation of insulated panels, install new building management system);
- Install new heating system including distribution pipework, radiators and heating controls throughout the school, prior to the heating season starting in October;
- Replace domestic water system throughout the building including new tanks, booster pump sets and water heaters;
- Repair works to drainage pipework;
- Overhaul of pitched roofs replacing slipped and missing tiles;
- Re-covering flat roof areas with liquid waterproofing solution;
- Structural repairs to first floor gym, and replacement of its external fire escape doors
- Repairs to external masonry – brickwork and re-pointing;
- Install new electrical systems to include: fire alarm, CCTV, access control and intruder alarm systems;
- Demolition of existing nursery building, associated landscaping and installation of new playground; and
- Other external works to include moving of existing climbing frame, installation of new canopy/external teaching space and provision of external storage.

A Cabinet Member decision has been requested in July 2021 to enable early mobilisation of the contractor prior to the school summer holiday, which will allow site establishment, ordering of a new boiler and other long lead-in materials required to be completed in September to de-risk completion prior to the heating season. This would allow maximum access to the school during the summer holidays to complete the central and communal areas pipework distribution works, and to ensure full installation of scaffolding to the perimeter of the school building safely before pupils and staff return. If we do not have sufficient time to complete these works during the summer holidays it will impact on the sequencing of work and be more disruptive to the school. The school has already experienced an extremely challenging year due to the Covid pandemic and other urgently required health and safety compliance works.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until July cabinet 2021 would add additional time to the programme. Not being able to award a contract and place orders at the earliest opportunity in July would severely increase the risk of not achieving the required volume of work over the summer holiday period (as outlined in 4.6 of this report) and may put the school at risk of closure. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although this is an intrusive programme of works, a comprehensive sequencing programme has been prepared in full consultation and support of the school, which seeks to maximise all school holiday periods to minimise disruption. The criteria for the completion of carbon grant funded works would also be impacted on.

11. WEST GREEN PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member for Early Years, Children & Families considered the report which sought approval to award a contract to Mulalley and Company Limited up to the value of £2,270,002.90 to undertake building services improvement and external envelope condition works at West Green Primary School pursuant to contract standing order 16.02 and, pursuant to Contract Standing Order (CSO) 16.02 to approve the issuance of a letter of intent.

RESOLVED that the Cabinet Member

- i. Approve an award to Mulalley and Company Limited of £2,063,639
- ii. Approve a client construction contingency of 10% that equates to £206,363.90, which will be strictly managed under change control governance arrangements
- iii. Approve the issuance of a letter of intent for up to 10% of the contract value totalling £206,363.90.

Reasons for decision

A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term. West Green Primary School is high priority for major works due to issues relating to health and safety or school closure risks.

In 2018 an initial brief was given to undertake the most immediate (short term) health and safety, compliance, and resilience work. These findings included fire

compartmentation, fire doors and heating resilience and were subject to a separate award under delegated powers.

In 2019 a further commission was given to further investigate and address urgent works relating to the condition of building services (ie heating, electrics and plumbing), external envelope (ie roofs, windows) and boundary security.

The scheme at West Green Primary School has been granted an allocation of funding (£325,000) from the public sector decarbonisation programme, a government initiative sponsored by the Department for Business, Energy & Industrial Strategy and administered by Salix (Salix works). The grant will be used to part fund the scheme thus reducing the amount of borrowing that the Council will need to undertake. The terms of the grant are that the relevant works need to be completed by the 30th September 2021. If this date is missed, then there is a risk that the grant allocation will need to be repaid.

The works at West Green Primary School has been developed into 2 phases in order to minimise disruption to the school (referenced in 5.2) and achieve the criteria for Salix Public Sector Decarbonisation grant funding. This construction award report requests a decision on the procurement of a contractor to undertake Phase 2 – building services improvement and external envelope condition works. Phase 1, which consists of the demolition of a redundant/end of life modular unit, has been tendered and awarded under delegated approval at c£17,400, as it is intended to complete Phase 1 during mid-July before the main works commence. This decision is for Phase 2 only. The scheme of works developed is to achieve the following:

- Salix Public Sector Decarbonisation grant funding works (Window replacement, LED Lighting, insertion of loft Insulation, installation of insulated panels, install new building management system);
- Install new heating system including distribution pipework, radiators and heating controls throughout the school, prior to the heating season starting in October;
- Replace domestic water system throughout the building including new tanks, booster pump sets and water heaters;
- Completion of kitchen services upgrade by the end of September;
- Overhaul of pitched roofs replacing slipped and missing tiles
- Structural repair to timber beams;
- Re-covering flat roof with liquid waterproofing solution;
- Replacement of 3no. External fire escape doors;
- Repairs to external masonry – brickwork and re-pointing; and
- Re-build of partially demolished boundary wall on Terront Road.

A Cabinet Member decision has been requested in July 2021 to enable early mobilisation of the contractor prior to the school summer holiday, which will allow site establishment, ordering of a new boiler and other long lead-in materials required to be completed in September to de-risk completion prior to the heating season. This will allow maximum access to the school during the summer holidays to ensure full installation of a working platform/crash deck in the school hall, and a temporary roof,

which are required to support installation of new heating services, roof strengthening and replacement of hall roof lights/windows safely before pupils and staff return. If we do not have sufficient time to complete the safety crash deck in the school hall during the summer holidays it will impact on the sequencing of work and be more disruptive to the school. Inability to complete these works will put the school at risk of closure and unable to open from the start of the Autumn Term. The school has already experienced an extremely challenging year due to the Covid pandemic and other urgently required health and safety compliance works.

Alternative Options Considered

Do nothing – a decision not to support this award of construction contract will result in the Councils failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.

Delaying a decision until July cabinet 2021 would add additional time to the programme. Not being able to award a contract and place orders at the earliest opportunity in July would severely increase the risk of not achieving the required volume of work over the summer holiday period (as outlined in 4.6 of this report) and put the school at risk of closure. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although this is an intrusive programme of works, a comprehensive sequencing programme has been prepared in full consultation and support of the school, which seeks to maximise all school holiday periods to minimise disruption. The criteria for the completion of carbon grant funded works would also be impacted on.

12. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the remainder of the meeting as Item 5 contained exempt information, as defined under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

13. EXEMPT - CHESTNUTS PRIMARY SCHOOL - EXTERNAL ENVELOPE AND BUILDING SERVICES IMPROVEMENT - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 9.

14. EXEMPT - LORDSHIP LANE PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 10.

15. EXEMPT - WEST GREEN PRIMARY SCHOOL - BUILDING SERVICES IMPROVEMENT AND EXTERNAL ENVELOPE WORKS - AWARD OF CONSTRUCTION CONTRACT

The Cabinet Member considered exempt information pertaining to agenda item 11.

CHAIR: Councillor Zena Brabazon

Signed by Chair

Date