

8 STRATHMARTINE CAMPUS - PROCUREMENT OF PRIMARY AND NURSERY SCHOOLS (AN18-2014)

Reference is made to Article V of the minute of the meeting of the Education Committee of 26 November 2012 when the Committee considered Report No 446–2012 and agreed to build a community campus on the site of the existing Baldragon Academy to include Baldragon Academy, Sidlaw View Primary School and Jessie Porter Nursery School.

The Committee also noted that the Council had been successful in obtaining funding from the Scottish Government of up to $\frac{2}{3}$ of the capital cost of replacing Baldragon Academy utilising Hub East Central Scotland Ltd (Hubco) and the standard Scottish Futures Trust (SFT)/Hub Design, Build, Finance and Maintain (DBFM) contract. Subsequently Robertson Construction Group Limited was selected as the main contractor for the new Baldragon Academy following the approved Hub procurement procedures.

With the new schools being built on adjacent plots within the existing Baldragon Academy grounds and the completion of the new Baldragon Academy playing fields being dependent on the demolition of the existing Sidlaw View Primary School, it would be expedient if both the nursery/primary and secondary school buildings were constructed over similar timescales using the same contractor.

The benefits of having one contractor deliver the new school buildings over a similar timescale include:

- Single point responsibility for delivering whole campus over shortest timescale
- Shared site compound and site services, less impact on neighbours
- Allows opportunity to create one energy centre for campus (giving lower construction and ongoing energy costs)
- Facilitates co-ordination of design between school buildings
- Facilitates more efficient management of construction resources
- More cost efficient, bulk procurement, economies of scale

Scape System Build Ltd (“Scape”) is a Local Authority controlled company wholly owned by Derby City, Derbyshire County, Gateshead, Nottingham City, Nottinghamshire County and Warwickshire County Councils in equal shares.

Scape was formed under section 95 of the 2003 Local Government Act and incorporated 21 December 2005, and began trading 1 April 2006. Scape acts as a Contracting Authority and Central Purchasing Body as defined in the EU Procurement Directives.

Scape sought bids for the “Scape National Major Works Framework” (“the Scape Framework”). The only successful tenderer was a consortium being Willmott Dixon Capital Works Limited and Willmott Dixon Holdings Limited (as Guarantor). There were also three sub-contractors named one of which was Robertson Construction Group Limited.

The advantages of using the Scape Framework include:

- allows use of in-house design team
- utilises Robertson Construction Group Limited’s expertise during design process assisting with cost certainty and value for money
- open book tendering
- commitment to maximising use of local sub-contractors
- commitment to deliver other community benefits

It has been confirmed by other Scottish Councils, eg Highland, West Dunbartonshire, that they are currently successfully delivering projects via the Scape Framework.

Accordingly, the Committee's authority is sought to procure the construction of the nursery and primary school via an award of contract through the Scape Framework to Willmott Dixon Capital Works Limited with Willmott Dixon Holdings Limited as Guarantor. In turn the performance obligations of the contract will then be sub-contracted to Robertson Construction Group Limited with a report back to Committee on the details in due course.