

REPORT TO: CITY DEVELOPMENT COMMITTEE – 22 JUNE 2015

REPORT ON: REPLACEMENT OF SIDLAW VIEW PRIMARY SCHOOL AND JESSIE PORTER NURSERY SCHOOL

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 218–2015

1 PURPOSE OF REPORT

- 1.1 This report describes the procurement and tendering process utilised for the replacement of Sidlaw View Primary School and Jessie Porter Nursery School and seeks a decision on the acceptance of the tender price and allowances.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the acceptance of the tender price submitted by Wilmott Dixon Construction Limited in the amount of £7,060,000 with allowances amounting to £1,040,000, giving a total cost of £8,100,000.

3 FINANCIAL IMPLICATIONS

- 3.1 The total projected cost of £8,100,000 for replacing Sidlaw View Primary School and Jessie Porter Nursery School can be met from the provision of £8,100,000 for this project in the Capital Plan 2015 – 2018.

4 BACKGROUND

- 4.1 Reference is made to Article VII of the meeting of the City Development Committee of 24 February 2014 when the Committee agreed to procure the construction of the new school building from Wilmott Dixon Capital Works Limited under the Scape Framework with the performance obligations of the contract sub-contracted to Robertson Construction Group Limited. It was subsequently confirmed that Wilmott Dixon Capital Works Limited changed its name in early 2015 to Wilmott Dixon Public & Commercial Limited and that the Project Delivery Agreement would be entered into with Wilmott Dixon Construction Limited, its wholly owned subsidiary.
- 4.2 The works comprise the construction of a new two storey 2-stream primary school designed for an anticipated school roll of 400 pupils and a 70 FTE nursery school for 3-5 year olds, with a separate nursery area for up to 30 FTE 2 years olds. The building will have a total area of approx. 4000m². Vehicular access will be from Harestane Road with car parking provided for 33 cars with a drop-off point for nursery pupils. A separate service access will also be provided from Harestane Road.
- 4.3 The building will be constructed using a steel frame with predominantly external cavity wall construction. The external finish will be a mixture of facing brick/blockwork and aluminium powder coated panels. The classrooms all benefit from having a southerly aspect with daylighting also augmented by the clerestory glazing on the north side made possible by a split level pitched roof.
- 4.4 The sloping nature of the site allows advantage to be taken of direct access to playgrounds for nursery pupils and also the infant section of the primary school who will gain direct access to the playground from their classrooms on the upper floor.

- 4.5 Under the Scape Framework, the specification and design for the new school building was produced by the Council's in-house design team and the tender price built up using open book tendering for all works packages, with fixed management fees, overheads and profit for the lead contractor.
- 4.6 The lump sum tender price totalling £7,060,000 was 100% market tested, with 59 individual work packages issued to 195 potential sub-contractors and suppliers, and subsequently benchmarked against current market prices to confirm that it is value for money.
- 4.7 The total projected cost of replacing Sidlaw View Primary School and Jessie Porter Nursery School is made up as follows –

Lump Sum Tender Price		£7,060,000
	£	
Allowances for -		
Professional fees – City Architect	530,000	
Professional fees – City Engineer	170,000	
Decant and Commissioning	60,000	
Public Art	10,000	
Building Warrant	20,000	
Planning Fee	20,000	
Contingencies	230,000	
		<u>1,040,000</u>
		<u>£8,100,000</u>

- 4.8 Dundee City Council's Community Benefits through Procurement Policy seeks to maximise economic and social benefits from City Council Procurement within the current legal framework through the inclusion of Community Benefits on all applicable contracts. The Scape Framework also requires Community Benefits to be realised, and through the tendering exercise has achieved the following commitments for this contract:

Community Benefit Area	Target	Source
Supplier Development		
Percentage of Spend (allocated locally)		
Contract Spend within 10 miles	20%	Scape
Contract Spend within 20 miles	40%	Scape
Contract Spend within 40 miles	75%	Scape
Supplier Development Events	2	DCC
Employment and Skills		
Local Labour Monitoring	Monitor Only	DCC
New Start Employment Opportunities	2	DCC
Apprentices (Project Initiated)	3	DCC
Work Experience (School & Post School)	9	DCC
Awareness Raising/ Curriculum Support Events	5	DCC

Monitoring of these commitments will be carried out with the contractor by Dundee City Council's Community Benefits Officer and will be reported on as part of the overall Council's Community Benefits update to be provided to committee on a regular basis.

5 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services have been consulted during the compilation of this report.

7 BACKGROUND PAPERS

7.1 None

Mike Galloway
Director of City Development

11 June 2015

