

REPORT TO: DUNDEE CITY COUNCIL EDUCATION COMMITTEE – 15 JANUARY 2001

REPORT ON: EDUCATION CAPITAL PROGRAMME 2001-2002 – BALDRAGON CLADDING PHASE 2 - PARTNERING

REPORT BY: DIRECTOR OF EDUCATION

REPORT NO: 22-2001

1.0 PURPOSE OF REPORT

This report seeks authorisation for the City Council to enter into a partnering contract under the direction of the City Architectural Services Officer for phase 2 of the cladding replacement programme at Baldragon Academy.

2.0 RECOMMENDATION

It is recommended that the City Council enter into a partnering agreement under the direction of the City Architectural Services Officer with WH Brown Construction (Dundee) Ltd together with their sub-contractor Tayside Windows Ltd, Forfar for the phase 2 of the replacement cladding programme at Baldragon Academy.

3.0 FINANCIAL IMPLICATIONS

The costs of these proposals are £5,000 in financial years 2000-2001, £305,000 in years 2001-2002 and £10,000 in years 2002-2003 giving a total cost of £320,000. The £5,000 will be met from the Education Capital Budget for 2000/2001. Provision will require to be made in the Education Department Capital Budget for 2001/2002 of £305,000 and in 2002/2003 of £10,000.

4.0 LOCAL AGENDA 21 IMPLICATIONS

Nil.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

Nil.

6.0 BACKGROUND

The first phase of the new cladding to Baldragon Academy was successfully carried out during the school summer holidays 1999. This work which costs approximately £410,000 entails stripping the external cladding from all four sides of the five-storey block and erecting and installing a new wall and window cladding system. The main contractor was W H Brown Construction and the main window-wall cladding sub-contractor was Tayside Windows.

The phase 2 of the recladding programme for 2001-2002, is to the two storey Home Economics and Science block. An allowance of £320,000 has been made for Baldragon cladding in the Education Financial Plan 2001-2002. Although this block is not as extensive as phase 1 there are many more security implications and several more problematic design considerations which may have an adverse affect on the duration of the contract. The renewal of this cladding to these specialist classrooms necessitates the replacement of perimeter classroom furniture. Also the nature and extent of the works envisaged (which includes some alterations and internal improvements) are such that consultation with Building Control and subsequent Building Warrant will be required. The cladding contractor would need to be appointed at a very early stage in the design process in order to complete the working drawings in conjunction with the Architect prior to applying for a Building Warrant. In this respect early consultation with Building Controls officers would be extremely beneficial.

It is imperative, because of the specialist classroom provision at this block, that the works be completed and the building ready for occupation by the commencement of the autumn term.

Recent partnering contracts for the National Grid for Learning in schools have been very successful with no disruption to the running of the school or the pupils learning. In these projects the contractor worked in partnership with both the Architect and the respective school. This project due to its complexity is considered suitable for partnering to ensure timeous completion particularly whereby the contractor would be involved with the Architect during the design process. WH Brown Construction (Dundee) Ltd and their sub-contractors Tayside Windows Ltd, Forfar successfully completed the first phase of the cladding works within a very restricted timescale and have acquired invaluable detailed knowledge of this type of construction. It is suggested that both these firms be invited to enter into a partnering arrangement for phase 2 (and possible subsequent phases) for the Baldragon cladding. The Guaranteed Maximum Price agreed with the City Architectural Services Officer and WH Brown Construction has been based on the competitive rates incorporated in the first phase.

7.0 CONSULTATION

The Directors of Finance, Planning and Transportation and Support Services have been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

Director of Education

Date