

REPORT TO : EDUCATION COMMITTEE, 20th MAY 2002
REPORT ON : MORGAN ACADEMY REINSTATEMENT - APPOINTMENT OF CONTRACTOR
REPORT BY : DIRECTOR OF EDUCATION AND CITY ARCHITECTURAL SERVICES OFFICER
REPORT NO: 472-2002

1.0 PURPOSE OF REPORT

- 1.1 To inform the Committee of the appointment of a Contractor to carry out the Morgan Academy Reinstatement Works.
- 1.2 To inform the Committee on the agreed Guaranteed Maximum Price (GMP) for carrying out the reinstatement works, which has been agreed with the Council's insurers.
- 1.3 To allow Committee to decide which additional items, if any, they may wish to be added into the Reinstatement Works. These additional items would require to be funded by Dundee City Council as the insurer has designated these as improvements and, consequently, they would not be funded from insurance monies. These are detailed at Appendix 'A'.
- 1.4 To allow Committee to consider the recommendations made by the Firemaster of Tayside Fire Brigade, regarding the installation of a Sprinkler System. This correspondence is detailed at Appendix 'B'.

2.0 RECOMMENDATIONS

- 2.1 Committee is asked to approve the following:-
 - 2.1.1 The appointment of Mansell plc on the basis of a Guarantee Maximum Price (GMP) of £18,305,793. This sum is the amount agreed with the insurers, Norwich Union. The GMP may of course be increased depending on Committee's decision on Items 2.2.1 and 2.2.2.
- 2.2 Committee is also asked:-
 - 2.2.1 To approve the additional items recommended by the Director of Education, totaling £220,000, which the insurance company have designated as improvements and which would require to be funded by Dundee City Council if approved. These are detailed at Appendix 'A' and at 2.2.1. Provision for these works will be included in future years Financial Plans.
 - 2.2.2 To agree the recommendation of the project team not to approve the installation of a Sprinkler System.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Loss Adjusters, McLarens and Topless, appointed by the insurers have agreed the Guaranteed Maximum Price for the works at £18,305,793. This sum will be funded from insurance monies.
- 3.2 If additional items totaling £220,000, detailed in appendix 'A' which are referred to at item 2.2.1., are approved then the Director of Finance has confirmed that provision for these works will be included in future years Financial Plans.

4.0 /...

4.0 **LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 Morgan Academy is a Grade A listed building of ornate detail and design and is consequently regarded as being of national importance. The restoration of three facades of the building will help to address the Key Theme of 'Diversity and Local Distinctiveness is valued and protected'.
- 4.2 By addressing sustainability issues in respect of energy savings and the use of sustainable materials it is considered that the Key Theme of 'Resources are used efficiently and Waste is Minimised' is being addressed.

5.0 **EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Provision has been made within the design to accommodate Disability Access issues.

6.0 **BACKGROUND**

6.1 APPOINTMENT OF CONTRACTOR

Reference is made to Committee Report 482-2001 by the City Architectural Services Officer and the City Engineer to the Recess Sub-Committee of 6th August 2001 where approval was given to:-

- 6.1.1 Reinstatement of Morgan Academy on the existing Forfar Road site.
- 6.1.2 Director of Education and City Architectural Services Officer to procure a contractor on a partnering basis to reinstate Morgan.

Assessment interview and price submissions have now been considered and selection of Mansell plc as the successful contractor has been concluded.

6.2 GUARANTEED MAXIMUM PRICE (GMP)

- 6.2.1 The GMP of carrying out the works had to be agreed with the Contractor, City Architectural Services Officer and the Council's insurers. These negotiations have now been concluded and a GMP of £18,305,793 has been agreed.

6.3 ADDITIONAL ITEMS TO BE FUNDED BY DUNDEE CITY COUNCIL

- 6.3.1 Additional items, totaling £220,000, have been identified by the Director of Education as being desirable to the efficient operation of the building and to meet the needs of pupils and staff. These are all detailed in Appendix 'A'.

6.4 INSTALLATION OF A SPRINKLER SYSTEM

- 6.4.1 The installation of a Sprinkler System was proposed by the Firemaster of Tayside Fire Brigade. The project team considered this proposal in detail and finally concluded that the protection measures already included in the design were sufficient to provide adequate protection to the users of the building and the fabric of the building. The following items were considered in this assessment:-

- 6.4.1.1 There is no statutory requirement to provide Sprinkler System.
- 6.4.1.2 The building, including roof, will be compartmentalised.
- 6.4.1.3 /...

- 6.4.1.3 The building structure will consist mainly of non-combustible materials.
 - 6.4.1.4 An automatic fire detection system, which alerts the Fire Brigade via a manned station, will be installed.
 - 6.4.1.5 Automatic gas shut off valves will be installed.
 - 6.4.1.6 An intruder alarm will be installed.
 - 6.4.1.7 Eight other Authorities, including Glasgow, Edinburgh, Aberdeen and Fife were contacted and none are intending installing Sprinkler Systems in their new or existing schools at the present time.
 - 6.4.1.8 Due to the restricted nature of the Forfar Road site, and the limitations imposed by Historic Scotland, the installation of a Sprinkler System would be extremely complex and would cost in the region of £500K.
 - 6.4.1.9 The surveyor for the new insurer, Zurich Municipal, has concluded that the installation of a Sprinkler System at the reinstated Morgan Academy is a priority 3 rating i.e., desirable but not essential.
 - 6.4.1.10 There would be a reduction in insurance premiums if a Sprinkler System was installed. However, once the annual maintenance costs are taken into account the 'Pay Back' period for the initial investment is not financially viable.
- 6.5.2 The Firemaster of Tayside Fire Brigade is of the opinion, however, that the installation of a Sprinkler System at Morgan Academy, and any new or old school, would be of a benefit in minimising the consequences of fire. The Firemaster's recommendation is attached at Appendix 'B'.

7.0 **CONSULTATION**

- 7.1 The Chief Executive, Director of Finance and Director of Support Services have been consulted on the contents of this report.

8.0 **BACKGROUND PAPERS**

- 8.1 Reference is made to Report No 482-2001 and Report No. 478-2001 to the Recess Sub-Committee, 6th August 2001.

Director of Education

9th May 2002

City Architectural Services Officer

APPENDIX 'A'

**ADDITIONAL IMPROVEMENT ITEMS
(FUNDING WOULD BE REQUIRED BY DUNDEE CITY COUNCIL)**

ITEM	REASON FOR PROPOSAL	ESTIMATED COST
1.0 AUTISTIC UNIT	To meet the requirements of children with special needs and to be consistent with this provision in other schools throughout the city.	£60,000
2.0 EXTERNAL CCTV	Requested by the Council's new insurers to minimise vandalism.	£5,000
3.0 ADDITIONAL LIFT INSTALLATION	It is considered necessary to fully meet the requirements of the Building Regulations and to provide increased access for persons with physical disabilities.	£80,000
4.0 WINDOW CLEANING GANTRY	Necessary to allow safe access for window cleaning.	£15,000
5.0 ROOF WALKWAY	Necessary to allow safe inspection of roof areas.	£20,000
6.0 ATRIUM ROOF SHADING	Alternative type of glazing or form of window shading is required to reduce heat gain.	£40,000
Total Additional Improvement Costs		£220,000

The above items are classified as improvements by the Insurer and therefore if approved would require to be funded by Dundee City Council

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TAYSIDE FIRE BRIGADE

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TAYSIDE FIRE BRIGADE

Firemaster S Hunter BSc MBA MCGI FIFireE

Our Ref. SH/AR
Your Ref.

If calling or telephoning please ask for:- Firemaster
Extension:-

30 April 2002

Mr Alex Stephen FCCA
Chief Executive
Dundee City Council
21 City Square
DUNDEE
DD1 3DY

Dear *Alex*

MORGAN ACADEMY – INSTALLATION OF AUTOMATIC SPRINKLER SYSTEM

Thank you for your letter dated 10 April 2002 acknowledging our recommendation to install an automatic sprinkler system in the re-build project presently underway at Morgan Academy.

As stated in your correspondence, I do fully appreciate that the Council would have to fund the project in its entirety and that this will have an impact on other capital projects that may currently be in the pipeline. However, to progress this matter I have appended below a form of words which I hope will complement the City Architectural Services Officer's thoughts in his report to Committee to inform elected members of the current situation regarding this matter.

School fires are a national problem. Every year around 2000 schools in Britain are damaged by fire. Between 70% and 80% of these fires are started deliberately. Virtually all schools are exposed to the risk of vandalism and this had led to the introduction of risk management programmes in schools.

Research has highlighted that the majority of school fires occur during term time and within normal school hours, therefore it is clear that consideration should now be given to the installation of automatic fire sprinkler systems in schools to help address this problem. Sprinklers have proven themselves to be a reliable means of containing fire in industrial and commercial premises, at all hours of the day, 365 days of the year.

As well as detecting fire and giving warning to the occupants of a building, sprinklers either extinguish the fire completely or control fire until the arrival of the Fire Brigade. In addition, such systems also provide protection to escape routes, enabling occupants to safely evacuate from the building. The room of origin of the fire can often be back in use within a very short period of time, as damage is kept to the absolute minimum, and the problem of relocation of students and resources, with the consequent disruption of students' education, is also minimised.

OFFICIAL COMMUNICATIONS TO BE ADDRESSED TO "THE FIREMASTER"
PROTECTING THE COMMUNITY

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Mr Alex Stephen

30 April 2002

The installation of a sprinkler system at the build stage of a project dramatically reduces the cost as opposed to retrofitting, and in many cases insurance companies offer premium reductions if these systems are installed. Annual maintenance costs of sprinkler systems are low in comparison with the benefits achieved by the installation of such a system.

Whilst it is correct that currently there are no statutory requirements to install these systems, evidence identifies that as schools are considered to be at risk from fire, it is important to consider the benefits that can be afforded by the installation of a sprinkler system during the construction phase of a new school building.

With reference to your letter dated 17 April, I have included two recent articles from fire-related publications proclaiming the benefits associated with the installation of sprinklers in schools, including those afforded to PPP or PFI partners. I hope this information will assist the formulation of a Committee Report which will enable elected members to be aware of our concerns in relation to this matter.

Should you wish to discuss this matter in greater detail please do not hesitate to contact me.

Yours sincerely



S Hunter
Firemaster