

**REPORT TO: EDUCATION COMMITTEE – 9 MARCH 2009**  
**REPORT ON: DUNDEE SCHOOLS PPP PROJECT – PROGRESS REPORT**  
**REPORT BY: DIRECTOR OF EDUCATION**  
**REPORT NO: 53 - 2009**

## **1.0 PURPOSE OF REPORT**

1.1 The purpose of this report is to advise the Committee as to progress on the construction and fitting out of the schools in the PPP Project.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that the Committee note:

- (i) the construction completion and operational dates for the schools in Phase 1 of the PPP Project;
- (ii) the anticipated construction completion and operational dates for the schools in Phase 2 of the PPP Project; and
- (iii) the expenditure of £355,135 committed to date on construction phase contract variations.

## **3.0 FINANCIAL IMPLICATIONS**

3.1 The contract variations will be funded from a combination of capital receipts generated from the sale of surplus school sites and the school DSM budgets.

## **4.0 POLICY IMPLICATIONS**

4.1 The report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

4.2 There are no major issues.

## **5.0 BACKGROUND**

5.1 Reference is made to Article III of the minute of the meeting of the Education Committee of 19 March 2007 and to Article I of the minute of the meeting of the Policy and Resources Committee of 19 March 2007 when the Committees noted the contents of Report No 147-2007 including inter alia the proposed construction programme for the schools in the PPP Project and approved the procedure for dealing with variations during the construction phase of the project.

## **6.0 CONSTRUCTION PROGRESS**

6.1 The actual construction completion and operational dates for the schools in Phase 1 of the project and the anticipated construction completion and operational dates for the schools in Phase 2 of the project are shown in Appendix 1.

- 6.2 The Phase 1 construction works generally progressed well although the four primary schools were handed over to the Council slightly behind programme. However Grove Academy Phase 1 and St Paul's RC Academy were both handed over to the Council on programme.
- 6.3 At this stage it is anticipated that the schools in Phase 2 of the project should be completed and handed over to the Council on programme.
- 6.4 It should also be noted that, as with all construction works, at handover of the schools there are still outstanding remedial and snagging works to be completed, together with external works that are either weather dependent or which can only be completed following occupation of the new buildings e.g. landscaping and demolition works.

## **7.0 CONSTRUCTION PHASE CONTRACT VARIATIONS**

- 7.1 The following procedure was agreed by the Education and Policy and Resources Committees on 19 March 2007 for dealing with variations during the construction phase of the project:
- all variations require the approval of the PPP Project Manger or in his absence the Depute Chief Executive (Finance);
  - all individual variations costing above £50,000 also require the approval of the Chief Executive or in his absence the Depute Chief Executive (Finance);
  - variations will be paid by lump sum and these will be met from the capital receipts generated from the sale of surplus school sites or, where applicable, from school DSM budgets; and
  - variations will be reported retrospectively to the Education Committee for information.
- 7.2 The expenditure of £355,135 committed to date on variations is summarised in Appendix 2. The total capital cost of variations to date is £296,906 and the total lifecycle replacement cost over the 30 year life of the project is £58,229.
- 7.3 It should be noted that there have been no individual variations costing above £50,000, although the cost to the Council of delaying the Macalpine Primary move to the new Craigowl Primary was £49,619 (since Robertson Construction were unable to commence demolition and consequential landscaping works on the St Andrew's RC Primary site until the Macalpine Primary building was vacated).

## **8.0 CONSULTATIONS**

- 8.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Head of Finance have been consulted in the preparation of this report.

## **9.0 BACKGROUND PAPERS**

- 9.1 Report No 147-2007 considered by the Education and Policy and Resources Committees on 19 March 2007.

**CONSTRUCTION PROGRAMME**

<b>School</b>	<b>Target Construction Completion Date under Contract</b>	<b>Actual/ Anticipated Construction Completion Date</b>	<b>Actual/ Anticipated Operational Date</b>
<b>Phase 1</b>			
Craigowl PS	14 April 2008	6 May 2008	21 August 2008
Claypotts Castle PS	21 April 2008	9 May 2008	29 May 2008
St Andrew's RC PS	21 April 2008	27 May 2008	21 August 2008
Downfield PS	28 April 2008	5 May 2008	21 August 2008
Grove Academy Phase 1	15 August 2008	15 August 2008	21 August 2008
St Paul's RC Academy	17 November 2008	17 November 2008	9 January 2009
<b>Phase 2</b>			
Fintry PS	30 March 2009	March 2009	April 2009
Rowantree PS	13 April 2009	April 2009	May 2009
Grove Academy Phase 2	22 October 2009	October 2009	January 2010

## CONSTRUCTION PHASE CONTRACT VARIATIONS

School	PPP Capital Cost	School DSM Capital Cost	Total Capital Cost	Lifecycle Replacement Cost	Total Cost
	£	£	£	£	£
Craigowl	5248	2038	7286	1456	8742
Claypotts Castle	6167		6167	905	7072
Downfield	24985	3572	28557	1212	29769
St Andrew's	63547		63547	-348	63199
Rowantree	18843		18843	3437	22280
Fintry	20760		20760	4605	25365
Grove	70984	8337	79321	20566	99887
St Paul's	65614	6811	72425	26396	98821
	<u>276148</u>	<u>20758</u>	<u>296906</u>	<u>58229</u>	<u>355135</u>