
Report to: Council

Date of Meeting: 16 May 2013

Subject: Redwell Primary School

Report by: Head of Facilities Management

1.0 Purpose

- 1.1. The purpose of this report is to seek approval to enter into the Design and Build Development Agreement and associated documents with Hub East Central Scotland Limited for the construction of the new Redwell Primary School.
- 1.2. Due to the value of the contract, Contract Standing Orders approved by Council on 20 December 2012, require that the Council approve the award of contract prior to execution of the project documents.

2.0 Recommendations

- 2.1. It is recommended that Council approve the award of the contract in the sum of £8.32 million to Hub East Central Scotland Limited for the design and build of the new Redwell primary school.
- 2.2. That the Director of Services to Communities is authorised to execute the Guaranteed Maximum Price Design and Build Development Agreement and all such ancillary contracts within the scope, specification and budget.

3.0 Considerations

- 3.1. Consultation on the new school proposals have been ongoing for some time, with the latest report on the progress of development of the new school being reported to Education, Sport and Leisure Committee on 5 February 2013.
- 3.2. The project has been procured utilising the hub Initiative as approved by Council on 3rd November 2011. As part of the process, Robertson Construction Limited were selected as the main building contractor to deliver the project on behalf of Hub East Central Scotland Limited.
- 3.3. The hub process is designed to bring better value for money to construction projects and drive down costs due to the long term partnering arrangement of Hub. The works packages have been competitively tendered and overhead

and profit has been priced in line with the Hubco contracts. Accordingly, this contract will represent value for money for the Council.

- 3.4. Contract Standing Order 38 states that any contract over £3million requires Council approval to accept and award contracts.
- 3.5. It is anticipated that the contractor will start on site in early June 2013 to ensure that the school is ready in time for the new school term in August 2014. The terms of the contract have been agreed between the Council and Hubco therefore once Council approval is received, officers will progress this project to financial close.

4.0 Sustainability Implications

- 4.1. The construction of the new school will replace the category D rated St Johns Primary School and the category B rated Claremont Primary School with a modern purpose built energy efficient school.
- 4.2. The heating for the new school operates from a biomass boiler and is anticipated to achieve BREEAM rating of very good.
- 4.3. Hubco are also targeted to deliver local employment and training opportunities through this contract, therefore it is expected that additional employment and training opportunities will be delivered through this contract.

5.0 Resource Implications

- 5.1. The full financial implications of the future development are indicated below:

	£m
Scottish Futures Trust	£4.05
General Services capital Plan	£4.55
Budget	£8.60

- 5.2. Accordingly the Guaranteed Maximum Price contract with Hubco is within the overall allocated budget.
- 5.3. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.4. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- The area has a positive image and attracts people and businesses
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: Indicative drawings

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

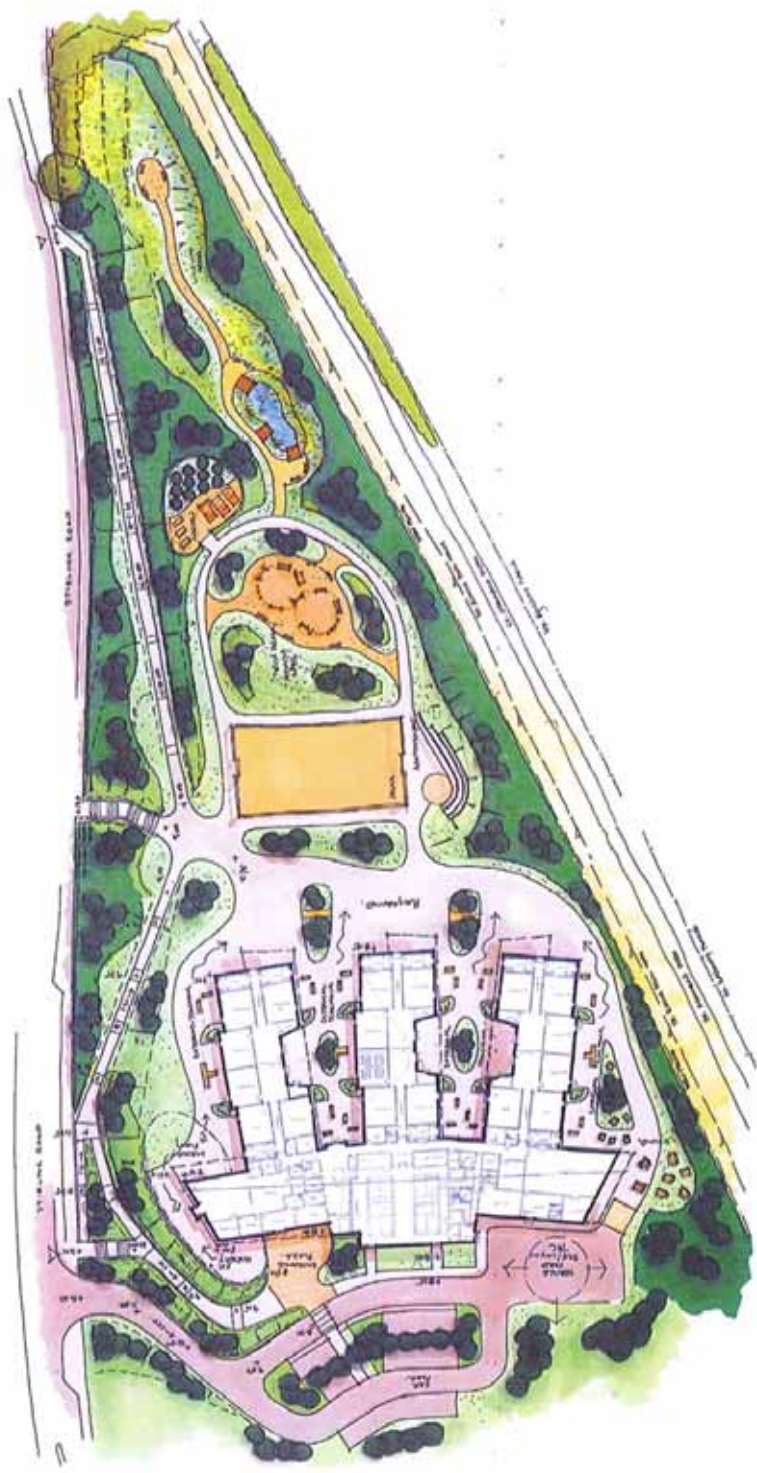
Council report

Author(s)

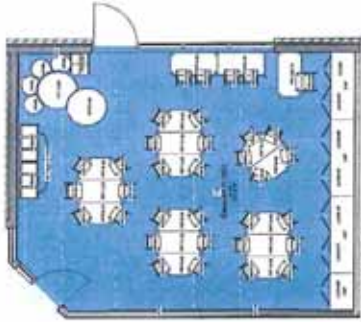
NAME	DESIGNATION	TEL NO / EXTENSION
Eileen Turnbull	FM Asset Manager	2460

Approved by

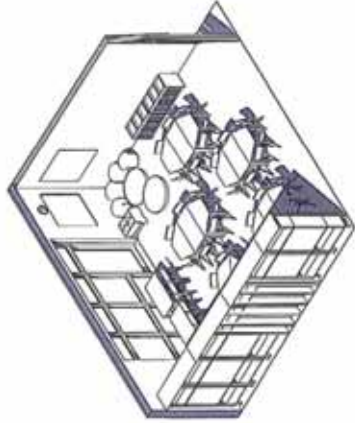
NAME	DESIGNATION	SIGNATURE
Stephen Crawford	Head of Facilities Management	Signed: S Crawford
Garry Dallas	Director, Services to Communities	Signed: G Dallas



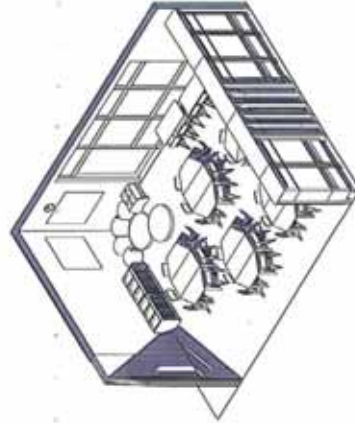
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 5. 08 - Y14 Classroom
 6. 09 - Y14 Classroom - (Isometric)



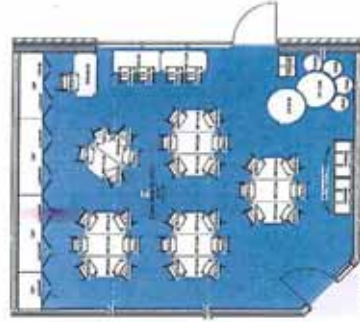
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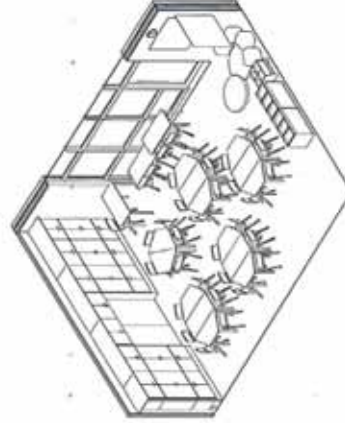
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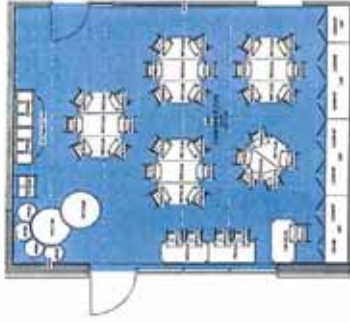
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2 - 10 - Y12 Classroom



6 - 09 - Y14 Classroom - (Isometric)



5 - 08 - Y14 Classroom

1. 11 - Y12 Classroom - (Isometric)
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 3. 11 - Y12 Classroom - (Isometric)
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