

BIRMINGHAM CITY COUNCIL

JOINT CABINET MEMBER AND CHIEF OFFICER

THURSDAY, 04 JULY 2019 AT 00:00 HOURS
IN CABINET MEMBERS OFFICE, COUNCIL HOUSE, VICTORIA
SQUARE, BIRMINGHAM, B1 1BB

A G E N D A

3 - 10

1 COLMERS FARM PRIMARY SCHOOL CAPITAL MAINTENANCE -
CONTRACT AWARD

Item Description

Birmingham City Council
Cabinet Members Education, Skills & Culture
and Finance & Resources, jointly with the
Director for Education & Skills



Date: 04 July 2019

Subject: COLMERS FARM PRIMARY SCHOOL CAPITAL MAINTENANCE –CONTRACT AWARD

Report of: Assistant Director, Education & Skills

Relevant Cabinet Member: Cllr Jayne Francis - Education, Skills and Culture
Cllr Tristan Chatfield - Finance and Resources

Relevant O &S Chair(s): Councillor Kath Scott - Education and Children's Social Care Overview & Scrutiny Committee
Councillor Sir Albert Bore – Resources

Report author: Zahid Mahmood, Capital Programme Manager, Education Infrastructure Telephone No: 0121 464 9855
Email Address: zahid.mahmood@birmingham.gov.uk

Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Rubery & Rednal		
Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, add Forward Plan Reference:		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential :		

Executive Summary

- 1.1 To seek approval for the capital scheme at Colmers Farm Primary School. The capital costs of the scheme will not exceed £783,066.

2 Recommendations

That the Cabinet Members for Education, Skills and Culture and for Finance and Resources, jointly with the Director for Education & Skills

- 2.1 Approve the capital works at Colmers Farm Primary School at a total project cost of up to £783,066 including Acivico professional fees (£55,964), and Education Infrastructure (EDI) fees (£22,808)
- 2.2 Director for Education & Skills to authorise Acivico Ltd to place orders with Spie up to the value of £573,294, in order for the works to commence and to release contingencies and place further orders up to £131,000 (to include costs for temporary heating) if required.
- 2.3 Authorise the City Solicitor to negotiate, execute and complete all necessary documents to give effect to the above recommendations.

3 Background

- 3.1 The Local Authority has a statutory duty to ensure children have a safe and secure teaching environment.
- 3.2 Colmers Farm Primary School has had persistent problems with leaks from its heating distribution system. Acivico has carried out investigative works and discovered the pipe work is significantly aged and corroded.
- 3.3 Colmers Farm School became an Academy in April 2019 and these works were agreed as part of the conversion to ensure a compliant building.
- 3.4 In an attempt to minimise costs and disruption to the school and also to ensure operational continuity, repairs to leaking areas have been carried out. Unfortunately the pipework is so poor that leaks have then occurred elsewhere in the system.
- 3.5 A decision was made by EDI to abandon use of the heating system due to ongoing issues. Temporary heating has been provided by means of a generator and portable heaters and this was funded via the revenue budget.
- 3.6 The proposed works are to completely replace the school's boilers and distribution system.
- 3.7 Subject to the approval of the report, the works will commence in July 2019 with a proposed completion by January 2020. It was agreed with the school and Edl that starting the works over the summer period would have less impact on the educational continuity of the children.

4 Options considered and Recommended Proposal

- 4.1 The option of doing nothing would mean the City Council failing to meet its statutory obligation to ensure a safe, secure and warm environment for the pupils at Colmers Farm Primary School.
- 4.2 Attempts have previously been made to carry out repairs to pipework but have proved to be unsuccessful as the pipework is corroded in various locations and needs complete replacement.
- 4.3 The recommended option is to replace the heating distribution system and boilers completely. The new system will ensure that the school has a reliable system which will provide greater efficiency in terms of whole life cycle costs and will

reduce the school's energy costs. The school will be able to control the system automatically and also by local controls to avoid energy wastage and therefore be more sustainable. The life span of the new distribution system is most likely to exceed 50 years and the new boilers are likely to have a life span of 20 years subject to regular servicing and maintenance.

5 Consultation

5.1 External

The Head teacher and governors at Colmers Farm Primary School have been consulted and are fully supportive of the scheme.

5.2 Internal

Officers from City Finance, Procurement and Legal and Governance have been involved in the preparation of this report.

6 Risk Management

6.1 Risks have been considered as part of the design process. A contingency sum has been allocated to the project please see section 2.2

6.2 To ensure the school remains operational and to provide educational continuity, whilst Birmingham City Council meets its statutory obligations, temporary heating has been provided to ensure the above risk of school closure has been mitigated as a short term measure. The full replacement will ensure that the building is warm and dry as a long term measure.

6.3 Working in a live building and ensuring Health & Safety is maintained. Acivico has many years' experience at delivering large scale replacements of this nature and will manage and co-ordinate the works in consultation with the school.

7 Compliance Issues:

7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

7.1.1 These works are to ensure that all pupils are provided with a safe and secure learning environment. The spending priorities proposed are in accordance with the Schools' Capital Maintenance Programme 2019-20 approved by Cabinet on 26th March 2019, and the Council's Vision and Forward Plan priorities for Children, particularly 'A great place to grow up in by providing an environment where children have the best start in life and are able to realise their full potential through great education'.

7.1.2 The value of the proposed contract is below the threshold of £1m for works, and there is not the requirement for a BBC4SR action plan to be produced. However, the payment of the Birmingham Living Wage will be a mandatory requirement for the successful tenderer.

7.2 Legal Implications

- 7.2.1 This report facilitates the discharge of functions contained within section 14 of the Education Act 1996 whereby the local authority has a general landlord responsibility for the school premises and overall responsibility for capital strategy across the school estate including in respect of academy schools.

7.3 Financial Implications

- 7.3.1 The works will be funded from the Schools' Capital Maintenance allocation. See section 2.
- 7.3.2 Consequential revenue costs arising, including additional staffing and any on-going day-to-day repair and maintenance of the asset, will be the responsibility of Colmers Farm Primary School and funded from the school's delegated budget.

7.4 Procurement Implications (if required)

- 7.4.1 The work will be undertaken by Spie UK who are the Council's approved Mechanical and Electrical term contractor under Lots 3 & 4 of the Constructing West Midlands Framework. Spie will work with Acivico who are acting as project managers for this work.

7.5 Human Resources Implications (if required)

- 7.5.1 N/A

7.6 Public Sector Equality Duty

- 7.6.1 A Full Equality Analysis (EA0001202) was carried out in May 2016 for Education Infrastructure's Education Development Plan and Schools' Capital Programme 2019-20. The outcomes from consultation demonstrate that proposed capital developments support positive outcomes for children, young people, their families and carers. No negative impact on people with Protected Characteristics was identified. It was concluded that sufficiency of educational places and opportunities for all children and young people contributes to providing positive life chances, and supports a positive approach to Safeguarding in Birmingham: actively reducing the number of children and young people out of school helps to mitigate risk to their safety and wellbeing.

8 Background Documents

- 8.1 Schools' Capital Programme - School Condition Allocation 2019-20+ Future Years Cabinet Report 26th March 2019
- 8.2 List of Appendices accompanying this Report (if any):
- A. Acivico Value For Money Exercise and Quotation

13th March 2019

Project: 94263 COLMERS FARM SCHOOL,
Phase One: Boiler Plant Replacement Works

Schedule of Rates Quotation:

Phased replacement boiler, plant, controls and associated electrical works

The above phase has been sufficiently developed to allow a cost to be prepared and is attached below. The costs have been checked by myself.

Cost of the Phase One Project Inc. Breakdown of Fees, Contingency Sums and Asbestos Surveys:

Project Cost Summary	£
Contractor Costs	
Boiler Plant	£ 152,271.72
Asbestos Removal to 2 ducts	£ 3,000.00
Service Birmingham Connectivity	Not Applicable
Provision of Temporary Heating	Not Applicable
Total for the Works	£ 155,271.72
Associated Costs	
Acivico Fee @ 11.5%	£ 17,856.25
Additional Surveys - Air Test	£ 403.12
General Contingency Sum @ 10%	£ 18,000.00
Allowance for Fire Alarm & Sounder	£ 3,000.00
TOTAL PROJECT COST	£ 194,531.09

Start and Completion Dates:

For the overall Project an estimated start date of 15th April 2019 and completion date of 1st November 2019 subject to agreement with all parties at the pre-contract meeting.

Duration of Works:

It is expected that Overall Project Works will last 7 months subject to agreement by all parties at the pre-contract meeting.

Scope of Works:

Management of the limited Asbestos Removal to the two targeted areas, with the issue of an clearance certificate;
Replacement of Boiler Plant with flues;
All necessary pipework, fittings and valves in mild steel with malleable iron fittings.
All associated electrics.
All associated building works.
Pipework insulation where necessary.
Pressure testing and commissioning of the system.

Phasing of Works:

Phased Programme of Works will be agreed with the School

Form of Authority:

To progress the works and avoid any delay, I would appreciate the signed 'Form of Authority' no later than 22nd March 2019

Additional Comments:

I look forward to hearing from you, if you have any further queries regarding this, please contact me.

M C Rose

Mervyn Rose
Senior Quantity Surveyor

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13th March 2019

Project: 94263A COLMERS FARM SCHOOL,
Phase Two: Radiators & Heating Circuit Replacement Works

Schedule of Rates Quotation:

Phased replacement heating pipework and radiators in the School and associated works

The above phase has been sufficiently developed to allow a cost to be prepared and is attached below. The costs have been checked by myself.

Cost of the Phase Two Project Inc. Breakdown of Fees, Contingency Sums and Surveys:

Project Cost Summary	£
Contractor Costs	
Replacement Radiators & Heating Circuits	£ 331,363.68
Service Birmingham Connectivity	Not Applicable
Provision of Temporary Heating	Not Applicable
Total for the Works	£ 331,363.68
Associated Costs	
Acivico Fee @ 11.5%	£ 38,106.82
Additional Survey – BCL Asbestos Refurbishment to the Pipe Routes	£ 5,254.59
General Contingency Sum @ 10%	£ 37,000.00
Allowance associated Electrical Works	£ 23,000.00
TOTAL PROJECT COST	£ 434,725.09

Start and Completion Dates:

For the overall Project an estimated start date of 15th April 2019 and completion date of 1st November 2019 subject to agreement with all parties at the pre-contract meeting.

Duration of Works:

It is expected that Overall Project Works will last 7 months subject to agreement by all parties at the pre-contract meeting.

Scope of Works:

Replace radiators and fan units, together with all Heating Circuits;
All necessary pipework, fittings and valves in mild steel with malleable iron fittings;
All associated electrics;
All associated building works;
Pipework insulation where necessary;
Pressure testing and commissioning of the system.

Phasing of Works:

Phased Programme of Works will be agreed with the School

Form of Authority:

To progress the works and avoid any delay, I would appreciate the signed 'Form of Authority' no later than 22nd March 2019.

Additional Comments:

I look forward to hearing from you soon, if you have any further queries regarding this, please contact me.

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