

BRIDGEND COUNTY BOROUGH COUNCIL

INFORMATION REPORT TO CABINET

10 MAY 2016

REPORT OF THE DIRECTOR OF EDUCATION AND FAMILY SUPPORT

SCHOOL MODERNISATION PROGRAMME: OUTCOME OF THE TENDER PROCESS FOR THE DESIGN AND CONSTRUCTION OF BRYNMENYN PRIMARY SCHOOL

1. Purpose of Report

- 1.1 The purpose of this report is to inform Cabinet of the outcome of the first stage of the tender process for the design and construction of Brynmenyn Primary School.

2. Connection to Corporate Plan/Other Corporate Priorities

- 2.1 The school modernisation programme supports many of the corporate priorities, in particular:
- Supporting a successful economy
 - Smarter use of resources

3. Background

- 3.1 On 3rd March 2015, Cabinet approval was received for the Council to adopt revised principles as a framework for school organisation in Bridgend. Five key principles were set out to inform the organisation and modernisation of our schools:
- Commitment to high standards and excellence in provision.
 - Equality of opportunity, so that all pupils can access quality learning opportunities, regardless of which school they attend.
 - Inclusive schools, which cater for the learning needs of all their pupils.
 - Community focussed schools, where the school actively engages with its local community.
 - Value for money.
- 3.2 The Policy and Planning Framework sets out 17 areas where these principles should be applied in practice.
- 3.3 The principles which are particularly relevant in the context of this project are the size of primary schools (to ensure that “all Bridgend’s primary schools are large enough to make the full range of necessary provision”) and value for money, efficiency and effectiveness (“narrowing the gap between the most and the least expensive provision currently”).
- 3.4 In order to relieve the pressure on primary school places in the Valleys Gateway area, Cabinet gave approval for statutory procedures to be followed to make a regulated alteration in respect of an enlargement to Brynmenyn Primary School and also gave approval for the proposed enlarged primary school to be relocated from its existing site at Bryn Road, Brynmenyn CF32 9LA to the site adjacent to Coleg

Cymunedol Y Dderwen, Heol yr Ysgol, Ynysawdre CF32 9EL. The relocation of the school was not subject to statutory procedures as the proposed school site would be less than 1 mile from the existing school site.

- 3.5 The statutory process was undertaken as prescribed by the School Organisation Code. There were no objections to the proposal and on 1st September 2015 Cabinet determined to implement the proposal to open the enlarged primary school with effect from 1st January 2018. Subsequently a decision notice was issued to this regard on 7th September 2015.
- 3.6 Cross directorate meetings have been held to determine the best way forward regarding the design and construction of the school. Officers have agreed that the preferred option would be to utilise the existing, South East Wales Schools Capital Procurement Framework (SEWSCAP).
- 3.7 Cabinet approved the use of the SEWSCAP framework which was used successfully for the procurement of Coleg Cymunedol Y Dderwen and the new Coety Primary School at Parc Derwen.
- 3.8 It was also agreed that the Council would pursue an Option A fixed cost contract. The appointed project manager and cost manager would look after the Council's interest in the project and manage the NEC contract on a day to day basis.

4. Current situation

- 4.1 The mini tender was developed by the external project manager and cost consultant for the appointment of a contractor. The Project Manager in Property Services within the Resources Directorate co-ordinated the tendering process in consultation with legal and procurement officers to ensure that the external project manager and cost consultant procured to look after the authority's interest in the scheme, fulfilled their role effectively as per their contract.
- 4.2 Lot 4 of the SEWSCAP framework consisted of five contractors and all were invited to tender for the scheme. The tenders were evaluated using a scoring criteria based on 60% cost and 40% quality. The contractors provided financial and quality submissions which included an interview where the companies were asked to present their proposed designs for the school.
- 4.3 The tenders were evaluated by Council officers, representatives from Brynmenyn Primary School and the externally appointed Project Manager and Cost Manager.
- 4.4 The project teams and the designs put forward for the scheme from each contractor were of high quality. The evaluation of the financial and quality submissions resulted in BAM Construction Limited (BAM) being the most economically advantageous tenderer.
- 4.5 Delegated authority (Delegated Powers No. CHI-PR-16-8 dated 13.4.16) has been received for BAM to undertake the pre-construction design stage for the Brynmenyn Primary School project. The cost of this stage is £238,649.24.
- 4.6 The second stage of the procurement process involves the contractor submitting the cost for the construction of the school. The Council will then submit the full

business case (FBC) to Welsh Government. Subsequently, Cabinet will receive a further report detailing the cost of the scheme, the outcome of the FBC submission and seeking authority to enter into a separate contract for the construction stage with BAM Construction Limited.

5 Effect upon Policy Framework and Procedure Rules

5.1 There is no effect upon the policy framework or procedure rules.

6. Equality Impact Assessment

6.1 An Equality Impact Assessment has been undertaken; the assessment has concluded that there is no negative impact on the duties of the Council towards protected groups.

7. Financial Implications

7.1 The cost of constructing the new school for Brynmenyn and the appointment of the project manager and cost manager will be met from the Welsh Government's 21st Century Schools Programme, for which we have had 'approval in principle' and the Council's capital programme as approved by Council in March 2016. The authority will progress the necessary business case procedures in line with Welsh Government requirements.

7.2 The costs of the scheme will be contained within the approved capital programme budget of £8.1 million. Some highways works are expected to be required to ensure safe access to the new school, but guidance from the Welsh Government explicitly states that *"where a capital project requires works to be done to improve highways access to the school this would not qualify for Welsh Government grant, and would fall to the Local Authority to fund"*. The highways works are currently estimated to cost in the region of £250,000, which constitutes part of the overall £8.1 million scheme budget. The Welsh Government will provide half of the funding for the eligible elements of the scheme with the remainder coming from capital receipts that Council has agreed will be ring fenced for the School Modernisation Programme and relevant S106 payments.

7.3 Whilst there will be increased revenue costs as a result of making the school larger, the new building will be more sustainable and energy efficient. Any increase in running costs will have to be met from within the overall Individual Schools Budget (ISB).

8. Recommendations

8.1 Cabinet is recommended to:-

- 1) Note the outcome of the tender process and cost of the pre-construction stage for the appointed contractor, BAM Construction Limited.
- 2) Note that a further report regarding the cost for the construction of the school, the outcome of the full business case submission to Welsh Government and seeking authority to enter into a construction contract with BAM, dependent on the outcome of the FBC submission will be submitted in due course.

Deborah McMillan
Director of Education and Family Support

Contact Officer: Nicola Echanis
Head of Service for Education and Family Support

Telephone: (01656) 642611

E-mail: ellen.franks@bridgend.gov.uk

Postal Address: Angel Street
Bridgend,
CF31 4WB

Background Documents

Council Report 13th September 2006: "LEARNING COMMUNITIES – SCHOOLS OF THE FUTURE – STRATEGY, PRINCIPLES, POLICY AND PLANNING FRAMEWORK"

Cabinet Report 12th December 2006: "Learning Communities: SCHOOLS OF THE FUTURE" – SCHOOL MODERNISATION PROPOSALS"

Cabinet Report 2nd November 2010: "THE SCHOOL MODERNISATION PROGRAMME OVERVIEW AND BRIDGEND'S 21ST CENTURY SCHOOLS' STRATEGIC OUTLINE PROGRAMME SUBMISSION TO Welsh Assembly Government"

Cabinet report 21st February 2012: "SCHOOL MODERNISATION PROGRAMME: BRIDGEND'S 21ST CENTURY SCHOOLS' STRATEGIC OUTLINE PROGRAMME REVISED BAND A SUBMISSION TO WELSH GOVERNMENT"

Cabinet report 16TH SEPTEMBER 2014: "CONTINUED SUPPORT OF THE SOUTH EAST WALES SCHOOLS CAPITAL PROCUREMENT FRAMEWORK (SEWSCAP)"

Cabinet Report 13th January 2015: "SCHOOL MODERNISATION PROGRAMME: PROPOSAL TO CONSULT ON PRIMARY PROVISION IN THE VALLEYS GATEWAY AREA"

Cabinet Report 3rd March 2015: "PRINCIPLES DOCUMENT"

Consultation Document 23rd March 2015: "PROPOSAL TO MAKE A REGULATED ALTERATION IN THE FORM OF AN ENLARGEMENT TO BRYNMENYN PRIMARY SCHOOL AND RELOCATE IT INTO A NEW BUILDING ON SURPLUS LAND ADJACENT TO COLEG CYMUNEDOL Y DDERWEN"

Cabinet Report 16th June 2015: "SCHOOL MODERNISATION PROGRAMME: OUTCOME OF CONSULTATION ON PROPOSAL TO MAKE A REGULATED ALTERATION IN THE FORM OF AN ENLARGEMENT TO BRYNMENYN PRIMARY SCHOOL AND RELOCATE IT INTO A NEW BUILDING ON SURPLUS LAND ADJACENT TO COLEG CYMUNEDOL Y DDERWEN"

Cabinet Report 1st September 2015: “OUTCOME OF PUBLIC NOTICE ON THE PROPOSAL TO RELOCATE BRYNMENYN PRIMARY SCHOOL TO LAND ADJACENT TO COLEG CYMUNEDOL Y DDERWEN AND MAKE A REGULATED ALTERATION IN THE FORM OF AN ENLARGEMENT”

Decision Notice 7th September 2015: “PROPOSAL TO MAKE A REGULATED ALTERATION TO BRYNMENYN PRIMARY SCHOOL, BRYN ROAD, BRYNMENYN, BRIDGEND, CF32 9LA IN THE FORM OF AN ENLARGEMENT TO THE SCHOOL AND RELOCATING THE SCHOOL TO A NEW BUILDING ON LAND ADJACENT TO COLEG CYMUNEDOL Y DDERWEN”

Cabinet Report 27th October 2015: “PROCESS FOR THE PROCUREMENT OF THE CONTRACTOR FOR BRYNMENYN PRIMARY SCHOOL”