
Report To:	Education and Communities Committee	Date:	6 September 2016
Report By:	Corporate Director Education, Communities & Organisational Development	Report	EDUCOM/51/16/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Use of Powers Delegated to the Chief Executive to issue an instruction for the playground re-surfacing and drainage repairs at Kilmacolm Primary School		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee on the use of emergency powers delegated to the Chief Executive to issue an instruction in respect of re-surfacing works to the playground and essential repairs to the underground foul and surface water drainage systems at Kilmacolm Primary School.

2.0 SUMMARY

- 2.1 The Kilmacolm Primary School refurbishment project commenced on site on 19th October 2015 to complete 7th October 2016. The project has progressed well on site and is currently on programme to complete by the date above. During the final stages of the works additional essential repairs to the underground drainage systems have been identified and a review undertaken of the existing playground surfacing which has concluded that resurfacing is required. The use of powers delegated to the Chief Executive was required as the approved total cost of the project would be exceeded and an instruction to proceed was required urgently to allow the works to be completed within the original contract period addressing the risk of delay on the main contract.

3.0 USE OF EMERGENCY POWERS

- 3.1 The use of powers delegated to the Chief Executive to issue an instruction to hub West Scotland in the estimated amount of £165,000 for the playground resurfacing and essential drainage system repairs at Kilmacolm Primary School was authorised by Councillors Loughran, Brennan, Brooks and the Corporate Director Environment, Regeneration and Resources (for the Chief Executive).

4.0 RECOMMENDATION

- 4.1 It is recommended that the use of emergency powers delegated to the Chief Executive is noted.

Wilma Bain
Corporate Director
Education, Communities &
Organisational Development

5.0 BACKGROUND

- 5.1 The Kilmacolm Primary School refurbishment project commenced on site on 19th October 2015 to complete 7th October 2016. Exceptional closure dates (25th, 26th and 27th of October) have been agreed for the school following the October holiday period to allow transfer to the refurbished facility with the first full day of operation planned as Friday 28th October 2016. The Education & Communities Committee have been provided with regular progress updates as part of the Education Capital programme progress reports and have been advised that the Contractor is currently on programme to complete by the original contract date. The Committee have further been advised (verbally at the May Committee) that Officers were reviewing the condition of the existing tarmac playground surfacing which was not included for renewal in the original scope of works for the project with a view to providing an update at the August/September Committee.
- 5.2 The original scope of work externally at Kilmacolm was limited to improvements to surfacing at the main entrances / exits of the building and upgrading of the existing blaes pitch to a multi-use games area, with the vast majority of the existing tarmac playground to be retained and over-marked with playground games. During the currency, and early in the course of the contract, alterations to internal drainage were required necessitating new connections to existing manholes within the playground and the associated track excavations. Further investigation of the surfacing make-up has also confirmed that the existing situation varies across the school with relatively shallow depth of tarmac surfacing in some areas not in line with what would be expected of current standards. During final drain clearing and proving works further defects within the existing foul and surface water drains have also been identified which require to be addressed necessitating further track excavation within some playground areas. The combination of the factors above have / will impact on the overall playground surface and the ability to leave an acceptable level of finish post completion which will align with the expectations of stakeholders.

6.0 PROPOSALS

- 6.1 The proposals in terms of drainage include carrying out the identified essential drainage repairs in full lengths between manholes where, due to the number of repairs required on some lines, it is uneconomical to address in isolated pit repairs. The playground surfacing includes lifting and relaying all surfacing with base and wearing courses to current standards complete with associated resetting of ironwork and provision of a new surface drainage channel (see Appendix A).
- 6.2 The estimated cost of the work is £55K for repairs to underground drainage and £110K for re-surfacing works to the playground including direct costs and fees. Analysis of the costs for the work has been undertaken by the project Quantity Surveyors and where applicable the rates are comparable to those for similar works in the existing contract. The Council's Roads Service have also assisted with a check of the scope and costs for the playground resurfacing work and this has confirmed that the technical proposals are sound with the rates representing value for money. The proposals will also result in the external playground element being provided with an extended life similar to that being provided internally as part of the comprehensive refurbishment of the building.
- 6.3 The use of Emergency Powers was requested in order that an instruction to proceed could be issued to allow the works to proceed without delay addressing the issues below:
- scope / extent of the necessary works and the limited time available for the required sub-contractor placement and lead-in time for programming to complete within the remaining contract period.
 - impact of potential delay on current project and the programme for transfer outlined in 5.1 which would incur additional transport and other decant related costs should the handover date be impacted.

7.0 IMPLICATIONS

Finance

7.1 The total budget allocation for the Kilmacolm Primary School project was £4.27M. There is no scope for part funding this work from that budget as the project contingencies have been fully expended and the final account has yet to be agreed.

7.2 The proposals to address the cost of the drainage repairs and playground resurfacing are outlined in the table below.

7.3 One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital	Education Capital	2016/17	£165,000	n/a	Part utilisation of 2016/18 SEMP Lifecycle Fund

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
n/a	n/a	n/a	n/a	n/a	

7.4 The current SEMP 2016/18 lifecycle fund allocation is £1.914M with circa £475K allocated to date. There is therefore sufficient lifecycle fund to allow the utilisation of £165K for the Kilmacolm PS works. The expenditure will therefore be contained within the current Education Capital programme allowances.

Legal

7.5 There are no legal issues.

Human Resources

7.6 There are no human resources issues.

Equalities

7.7 Has an Equality Impact Assessment been carried out?

<input type="checkbox"/>	YES (see attached appendix)
<input checked="" type="checkbox"/>	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Repopulation

7.8 The regeneration works outlined in this report should contribute to retaining and

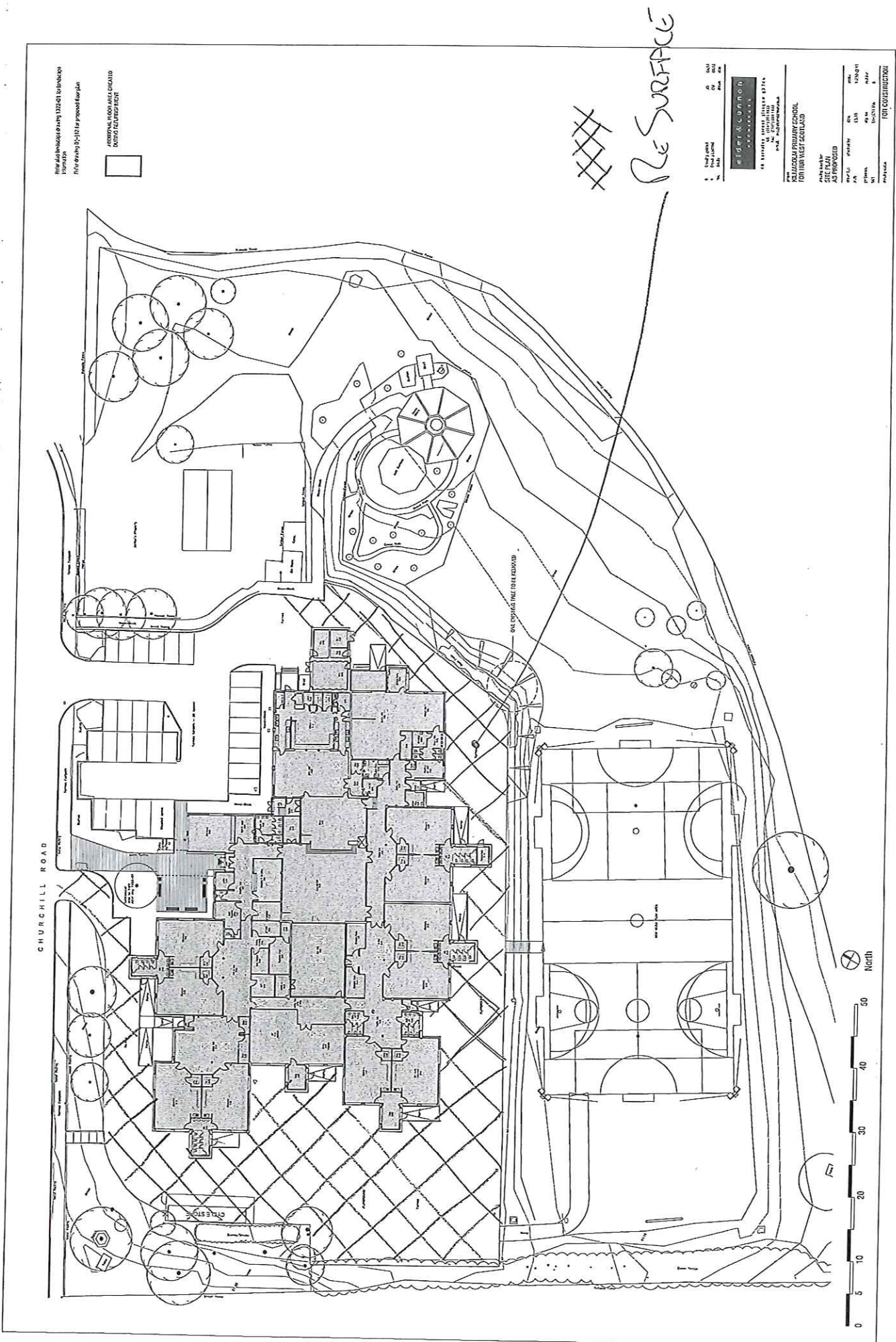
increasing the population within the area. There are no repopulation issues.

8.0 CONSULTATION

- 8.1 The Chief Financial Officer was consulted on this matter and has agreed with the proposals / action taken.
- 8.2 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications was not consulted.

9.0 LIST OF BACKGROUND PAPERS

- 9.1 Hub West Scotland cost estimates dated July 2016.



XXXX
RE SURFACE

Proposed building footprint
Additional flood alleviation works

ST. JOSEPH'S PRIMARY SCHOOL
15/01/2014

North

0 5 10 20 30 40 50