
Report to

Scrutiny Co-ordination Committee
Cabinet

6th February, 2008
12th February 2008

Report of

Director of Children, Learning and Young People's Directorate and Director of Finance and Legal Services, and Director of City Development

Title

Sowe Valley Primary School – Pilot Project to Refurbish a CLASP School

1. Purpose of the Report

1.1 The purpose of the report is to approve proposals for the extension, remodelling and associated improvements at Sowe Valley Primary School together with the financial implications of the works.

2. Recommendations

Cabinet is requested to:

2.1 Approve proposals for the extension and remodelling as shown in the appendices.

2.2 Approve the total capital expenditure of £1,716,153 for the extension and remodelling of the school to be funded from future years capital allocations, modernisation funds, fire break funds and the school's devolved capital budget as detailed within Paragraph 9.

2.3 Approve the appointment of Interclass plc as general contractor for the construction works.

3. Information/Background

3.1 CLASP – Consortium of Local Authorities Special Programme. A system building comprising of a steel frame, lattice beams, timber floor and flat roof panels with external cladding in timber, composite or concrete panels. Originally conceived in 1957 to cope with sites where mining subsidence was evident using shallow pad foundations tied into the floor slab to allow building movement. It was used by, amongst others; Warwickshire, Nottinghamshire and Derbyshire as a low cost, fast track, prefabricated system using unskilled labour. The system was used in Coventry school building programmes during the 1960's and early 1970's.

3.2 Sowe Valley Primary School is a CLASP Mark 5 system building designed in 1973 to be an Open Plan school in accordance with educational practice at that time. However, current teaching methods now require separate classrooms and over the years the school has undergone piece meal remodelling. The school is a 1 form entry school with maximum capacity of 210 places.

- 3.3 The first phase of works to address open plan issues at Sowe Valley Primary School was completed in 2006. In undertaking that work the need for complete re-roofing was identified along with the need to remove asbestos.
- 3.4 The DCSF have now allowed LA's to bring forward funding from future years allocations to improve sustainability. This funding will enable the Sowe Valley project to proceed to complete the open plan remodelling, to continue the removal of asbestos, to replace the roof and to test the approach to improving sustainability of CLASP buildings starting with this small school building as a pilot. This project will inform the approach to the remaining CLASP schools in the City.
- 3.5 In February 2007 DCSF confirmed that the City Council were permitted to bring forward from future years allocations £2,032,521 of capital investment to be spent by August 2008 with an emphasis on sustainability initiatives for schools. Cabinet have previously allocated £124,500 towards the Stoke Park 6th Form Centre(April 07) and £700,000 towards the new Stivichall School (Sept 07).The Sowe Valley project is intended to be a pilot scheme for the sustainable refurbishment and improvement of the Council's CLASP schools with the aim of making them fit for purpose for the next 25 years. The works will involve the upgrade and enhancement of the external building envelope to improve insulation, natural daylight and ventilation, internal alterations to complete the separate classroom provision and improve acoustics plus the installation of a fire sprinkler system throughout the entire school. There will also be remodelling and extension to the main entrance area to improve security.
- 3.6 The scheme falls into the DCSF category that requires a "very good" BREEAM (Building Research Establishment Environmental Assessment Method) rating. This requirement applies when more than 10% of the school is altered and/or the project value exceeds £500,000 in value.
- 3.7 In order to achieve a "very good" BREEAM rating, significant amounts of work need to be carried out to improve the buildings natural lighting, ventilation and insulation. These works will reduce energy consumption and the buildings overall carbon footprint. (Detailed in section 7)

4. Procurement

- 4.1 Quincey Mason Practices Limited (QMP) have been appointed as design consultants. It is recommended that Interclass plc be appointed as contractor following a single stage selective competitive tendering process using the JCT 2005 Standard Building Contract.

5. Plans for Alterations and Improvements

- 5.1 The first phase of works to address Open Plan issues at the School was completed in 2006 which provided separate classroom accommodation to Reception, Years 1, 2 and 6 to the minimum standard of 54 square meters. Proposals include for completion of the second phase by providing separate classrooms to Years 3, 4 and 5 and to address the under-sized main entrance and administration areas by providing a small extension. The opportunity has also been taken to improve access and disability provision at the school by providing a full access WC/SEN hygiene suit. The building suffers from poor levels of natural day lighting and thermal insulation. The roof covering is also over due for replacement. It was decided that if all these issues were to be addressed it would be sensible to increase the scope of work further and make Sowe Valley the pilot scheme for the future sustainable refurbishment of the Council's CLASP primary schools. The refurbishment of the entire building envelope required a holistic approach to the design and necessitated the investigation of a number of options. These were tested via computer thermal modelling techniques in order to arrive at the adopted solution.
- 5.2 The extension and remodelling plans for the school have been designed in consultation with school staff, a range of officers with specialist knowledge and experience including security, special education needs and school improvements.

- 5.3 The Brief outlined the standards / regulations the scheme must comply with and specified, Building Regulations, DfES Building Bulletin 99: Briefing Framework for Primary School Projects (Incorporating primary school revisions to BB82: Area Guidelines for Schools and BB93 Acoustic Design in Schools).
- 5.4 The remodelled school has been designed to provide separate classroom accommodation throughout and includes for ICT capability in all teaching rooms together with small group rooms and a much improved administration and main entrance area.
- 5.5 The school has been designed to provide for pupils with special educational needs throughout. Sound fields will be provided in each classroom to assist pupil hearing and listening. The colour scheme will provide contrasting colours to assist the visually impaired. All classrooms will be fitted with interactive whiteboards and computer connections.
- 5.6 The building will be equipped with a fire sprinkler system in accordance with insurers requirements and Coventry City Council policy through out the whole school (includes sprinkler system within hall, kitchen and toilets).
- 5.7 In order to attain a "very good" rating for BREEAM (see section 7) there needs to be significant improvements to the thermal insulation value of the building envelope to minimise heat loss. Therefore, this report recommends the replacement of existing windows, and rooflights and for increasing the insulation in the external wall and roof construction.
- 5.8 Planning permission for temporary classrooms, internal and external alterations, new entrance extension together with the construction of a sprinkler storage tank and pump house was granted on 27th November 2007. (Plans and elevations of the proposed remodelled school are attached at Appendix 1)

6. Phasing and Sequencing of the Works

- 6.1 Refurbishment of the entire building envelope together with provision of a fire sprinkler system results in the need to work in all areas of the school building. In order to keep the school operational and minimise disruption to teachers and pupils it is necessary to execute the works in pre-determined phases in a specific sequence.
- 6.2 Four temporary classrooms with integral toilet provision will be provided for the contract period. This enables the building works to be executed in four phases.
- 6.3 Works to the Hall and the Reception Class will be executed over the summer holiday period. This has the benefit of making the Hall available to the school during term time and not having to decant the youngest children from the Reception Class.

7. Climate Change & Sustainable Development

- 7.1 The DCSF now expects all major new building and refurbishment projects valued at over £500,000 for primary schools and £2m for secondary schools and involving rebuilding or complete refurbishment of more than 10% of the floor area of a school to be subject to a BREEAM (Building Research Establishment Environmental Assessment Method) assessment. DCFS expect all these schemes to achieve at least a very good rating using the BREEAM Schools Methodology.
- 7.2 BREEAM Schools was launched in January 2005, updated/revised in April 2006 in line with current Building Regulations and assesses the performance of buildings in the following areas: management, energy use, health and well being, pollution, transport, land use, ecology, materials and water. The following measures are a summary of the proposals included for Sowe Valley Primary School.

- Improved levels of natural light
- Arrangement and control of internal lights to minimise unnecessary usage

- Minimum cart-off site of excavated material.
- Use of materials and components with zero or low VOC's and no CFC's.
- Use of high level of natural ventilation with high-predicted comfort level.

This scheme addresses BREEAM through:

7.3 Providing new windows to a revised configuration together with additional roof lights in order to improve natural daylight and ventilation levels within the building.

7.4 Improving the thermal envelope of the building by significantly improving the insulation of the external walls, windows and the roof.

7.5 Due to the significance of BREEAM in local and national government, we have engaged a BREEAM assessor and have made these recommendations in light of their advice.

8. Other Specific Implications

	Implications (See below)	No Implications
Best Value		<input type="checkbox"/>
Children and Young People	<input type="checkbox"/>	
Climate Change & Sustainable Development	<input type="checkbox"/>	
Comparable Benchmark Data		<input type="checkbox"/>
Corporate Parenting		<input type="checkbox"/>
Coventry Community Plan		<input type="checkbox"/>
Crime and Disorder		<input type="checkbox"/>
Equal Opportunities		<input type="checkbox"/>
Finance	<input type="checkbox"/>	
Health and Safety	<input type="checkbox"/>	
Human Resources		<input type="checkbox"/>
Human Rights Act		<input type="checkbox"/>
Impact on Partner Organisations		<input type="checkbox"/>
Information and Communications Technology		<input type="checkbox"/>
Legal Implications		<input type="checkbox"/>
Neighbourhood Management		<input type="checkbox"/>
Property Implications	<input type="checkbox"/>	
Race Equality Scheme		<input type="checkbox"/>
Risk Management	<input type="checkbox"/>	
Trade Union Consultation		<input type="checkbox"/>
Voluntary Sector – The Coventry Compact		<input type="checkbox"/>

9. Finance

Sowe Valley Primary School – Pilot project to Refurbish CLASP School

Cost Breakdown

<u>Main School Works (excl main entrance)</u>	£
Alterations and Improvements (inc. sustainability)	926,821
Fire Sprinkler System	118,663
Temporary Classrooms	142,842
Sub-Total	1,188,326
Fees, Surveys and Contingencies	280,347
TOTAL incl fees (Main Works)	1,468,673
<u>Improvements to Main Entrance</u>	
Extension and Re-modelling	200,240
Fees, Surveys and Contingencies	47,240
TOTAL incl fees (Entrance Works)	247,480
<u>TOTAL PROJECT COSTS</u>	<u>1,716,153</u>

Provision of Capital Funding

<u>Resources</u>	£
Sustainability fund (future years capital allocations)	1,208,021
School contributions capped at 2% school budget share (07/08 budget)	12,610
School contribution for improvements to main entrance (DFC 3 years)	136,928
Modernisation Funding 2008/09	170,525
Fire break funding 2004/05	188,429
All figures are based on the lowest tender received from Interclass plc	<u>Total</u> <u>1,716,153</u>

The capital funding sought also specifically addresses the following points:

- the requirement from our insurers to install a fire sprinkler system.
- the requirement from DCSF (Department for Children, Schools and Families) for Local Authorities to meet a BREEAM very good rating

10. Health and Safety

All contractors and consultants who will participate in the construction of the new building will have Health and Safety policies approved by the City Council.

11. Risk Management

The scheme costs include a 5% contingency budget to manage any risks that materialise during the course of the works.

12. Property Implications

- 12.1 The newly refurbished school will be constructed to a "very good" BREEAM rating and will enhance existing accommodation which will be completed to meet current standards and regulations.
- 12.2 Planning permission has been granted for this scheme. Building Regulations approval are required for the development.

13. Sustainable Development

The adoption of the DCSF target of 'very good' for the BREEAM rating of the school will ensure that a truly sustainable building is delivered. In order to achieve this rating an accredited BREEAM assessor has been engaged who will also advise on sustainability issues and design.

14. Monitoring

The project will be monitored according to current project management procedures previously approved by members, including the monitoring of any changes which are authorised, and monthly reporting of time and cost implications that arise.

15. Timescale and expected outcome

Subject to approval of this report, it is envisaged that the following schedule will apply:

Start on Site	March 08
Completion of School Remodelling	December 08

	Yes	No
Key Decision	√	
Scrutiny Consideration (If yes, which Scrutiny meeting and date)	√ (Scrutiny Co-ordination Committee 6th February 2008)	
Council Consideration (If yes, date of Council meeting)		√

List of background papers

Proper officer:

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Author:

Telephone ext 1530

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(Any enquiries should be directed to the above)

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Nigel Weyman, Project Manager, City Development (2831).

Richard Sykes, Team Leader Development Management, City Development (1224).

Kevin Palmer, Energy Conservation, City Development (2711).

Peter Robinson, Project Manager, City Development (1791)

Isobel Woods, Risk & Insurance Manager, Finance and ICT Directorate (3867)

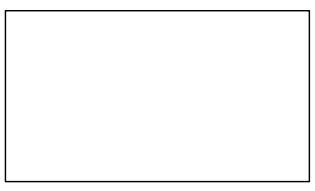
Papers open to Public Inspection

Description of paper

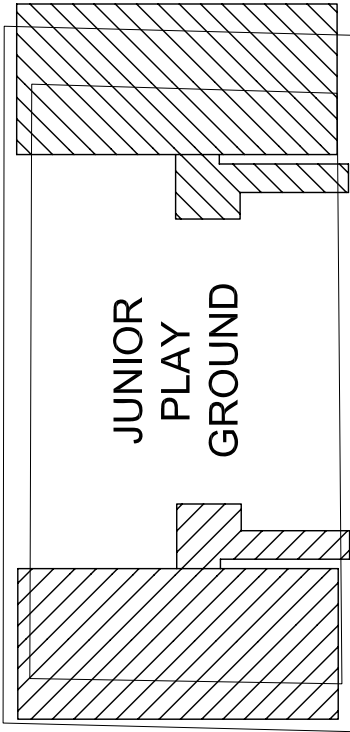
Location

Appendix 1 Plans/elevations

Contractor must check all dimensions on site. Do not scale this drawing. All discrepancies to be reported immediately to the Supervising Officer before proceeding. If this drawing has been transmitted digitally, it must be checked against the paper master copy issued by QMP. This drawing is the copyright of QMP.



2 nr. Temporary Mobile Classrooms 16.8M x 7.9M.



JUNIOR PLAY GROUND

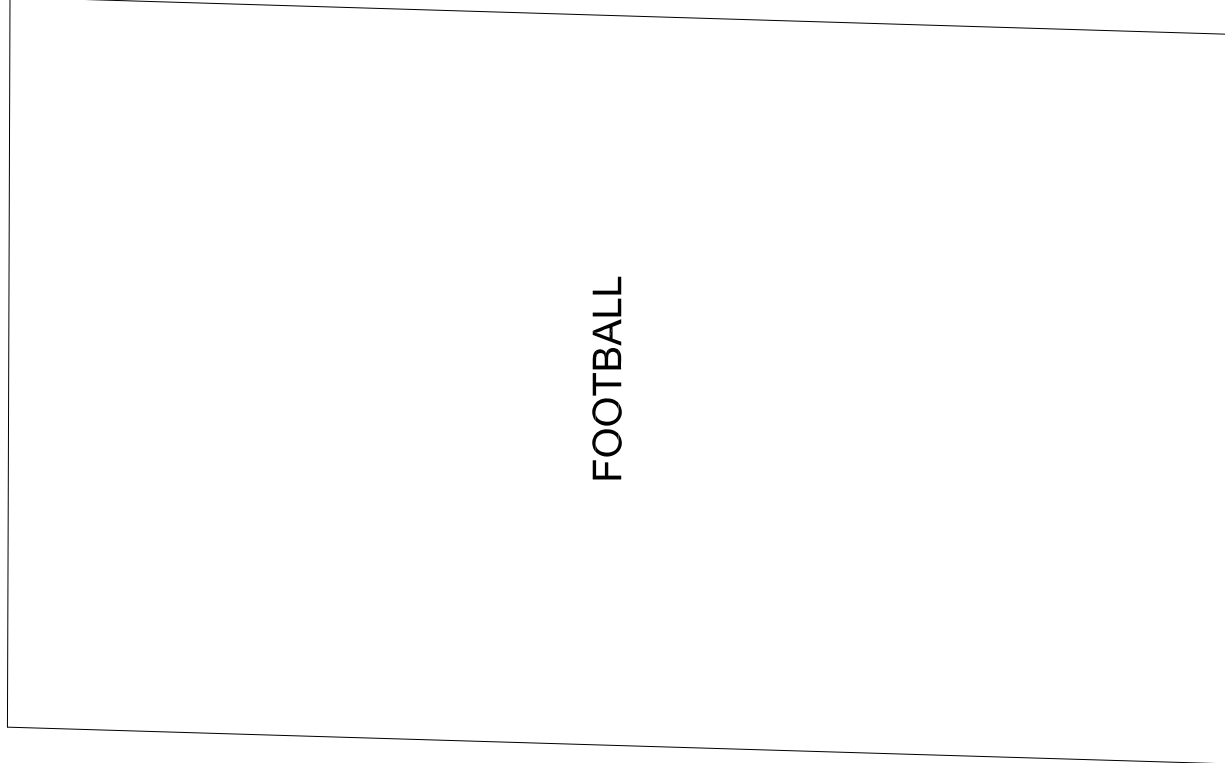
New perimeter 1.8M high Jackson palisade fencing.

Water Storage Tank (Ø3.9M x 2.5M high) on concrete base.

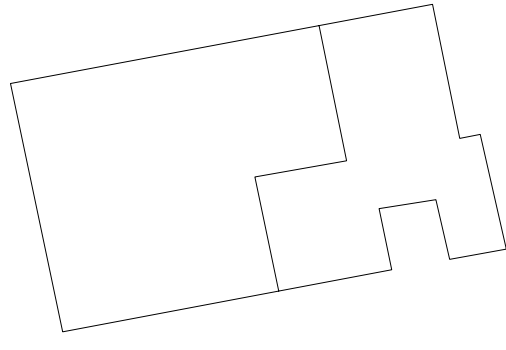
Pump Housing 3M x 6M x 2.5M on concrete base.

Sprinkler Main connecting Pump House to School run in trench

To Ernesford Grange Secondary School and joint car park.



FOOTBALL



Service Road

TENDER

Rev. No.	Amendment	Date/By



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 E-mail: mail@qmp.co.uk
 Web site: www.qmp.co.uk

Client	COVENTRY CITY COUNCIL		
Project	Alterations & Improvements Sowe Valley Primary School		
Drawing Title	Proposed Site Plan		
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Drawn	CAS	Project No.	M4529
Checked		Drawing No.	M4529/M/026
		Date	NOV 2007

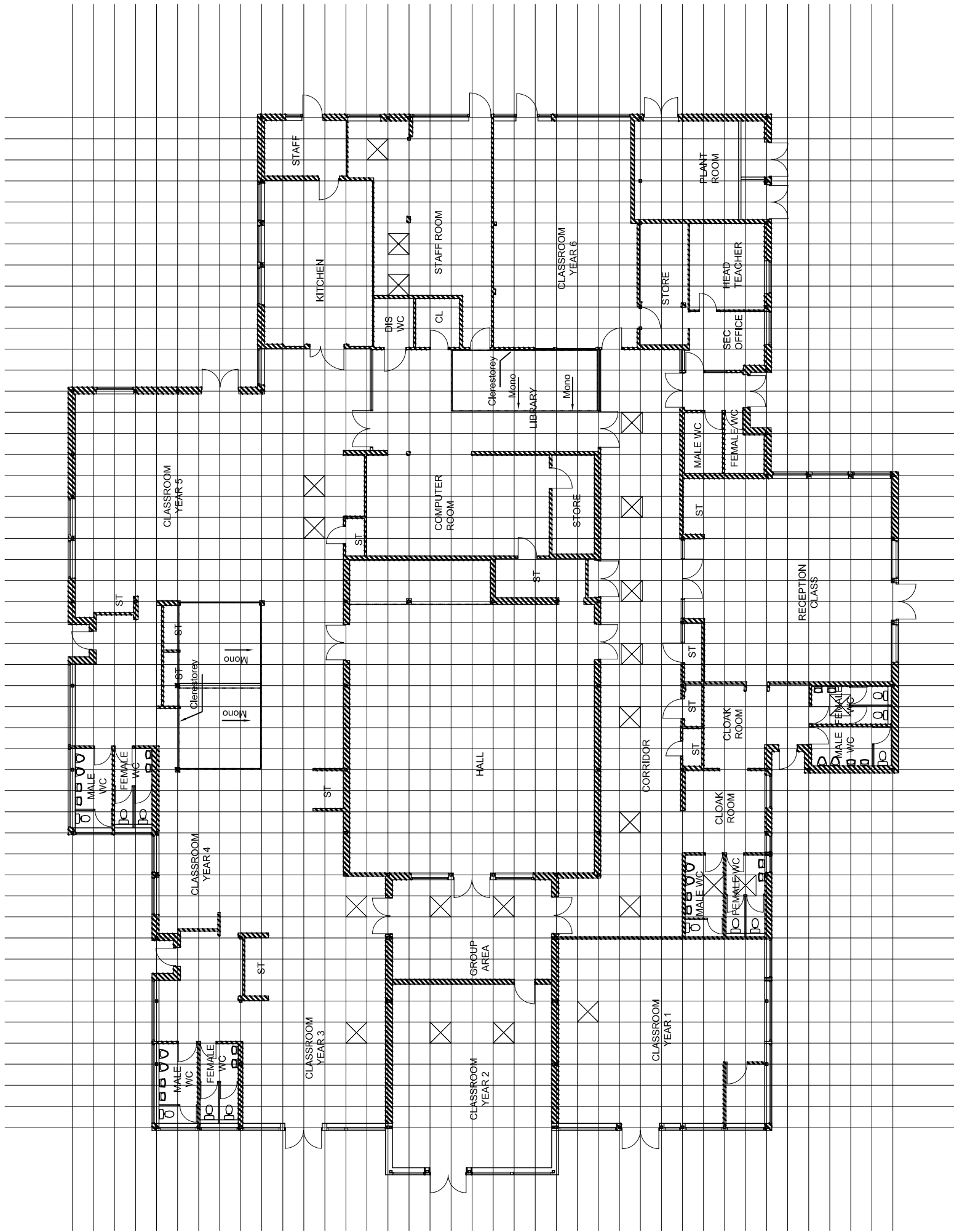
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Rev. No. Amendment Date/By

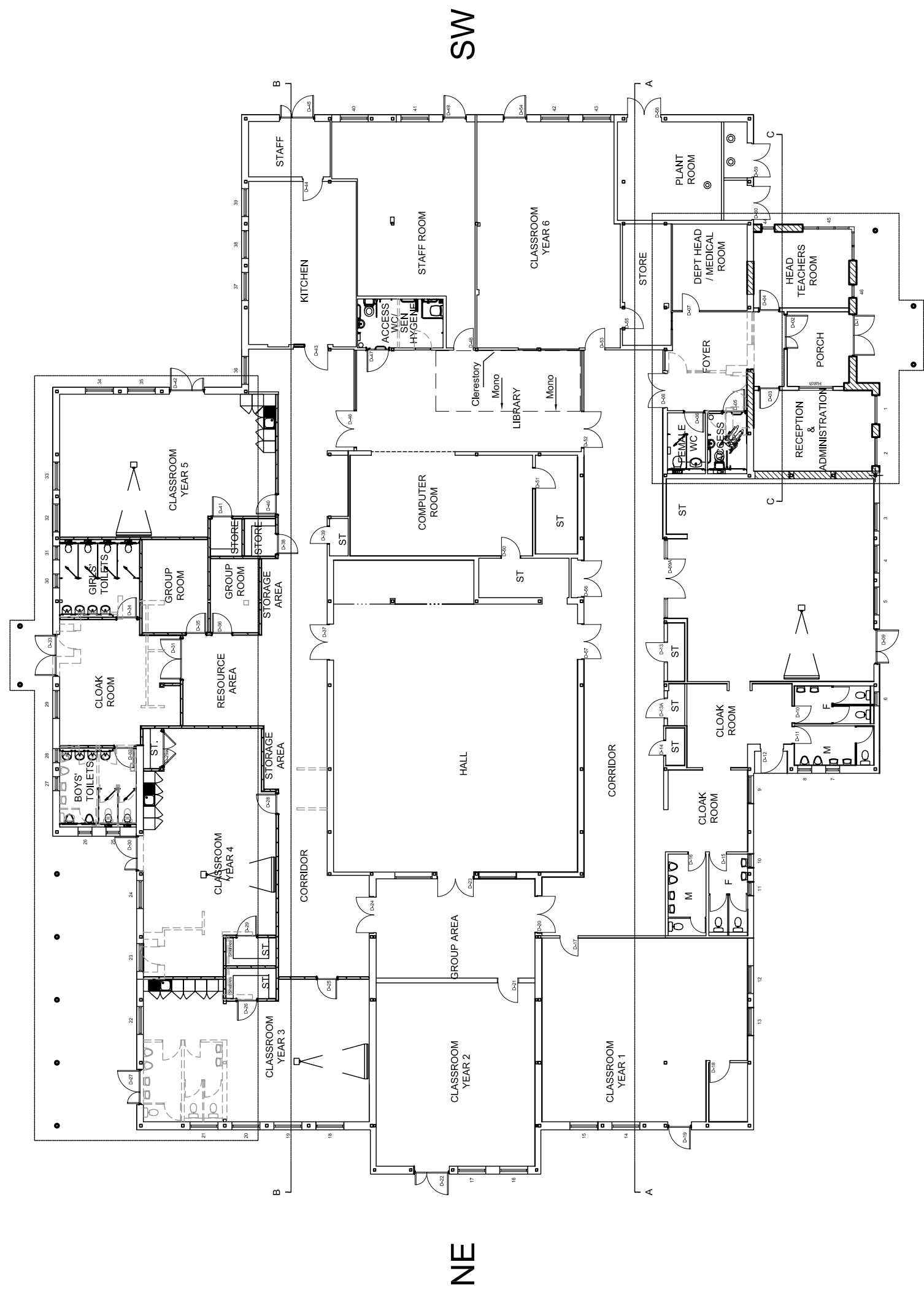


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Client	COVENTRY CITY COUNCIL		
Project	Alterations and Improvements Sowe Valley Primary School		
Drawing Title	Existing Plan		
Designed	Scale	Date	
Drawn	1:100 @ A1	NOV 2007	
Checked	Project No.	M4529	
	PGA		
	Drawing No.	M4529/A/100	



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NE

SW

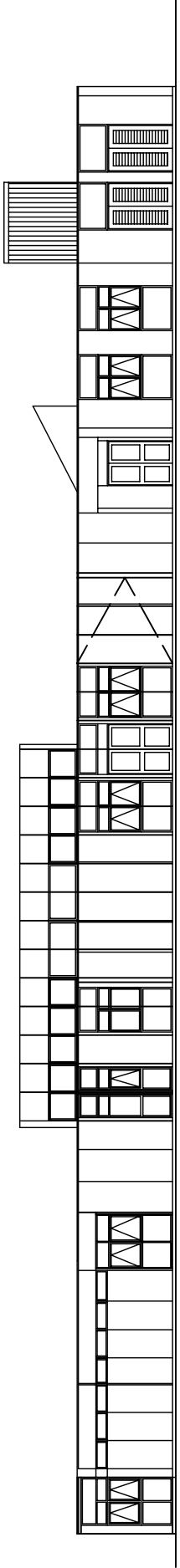
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Rev. No.	Amendment	Date/By

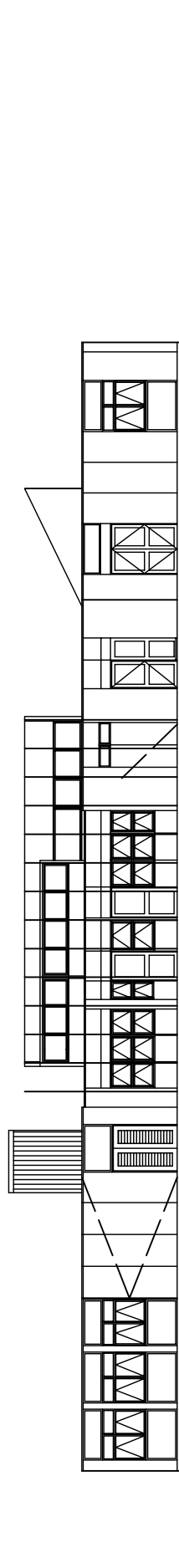
GMP
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 E-mail: mail@gmp.co.uk
 Web site: www.gmp.co.uk

Client	COVENTRY CITY COUNCIL		
Project	Alterations & Improvements Sowe Valley Primary School		
Drawing Title	Proposed Plan		
Developed	Scale	Date	
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SCB	M4529		
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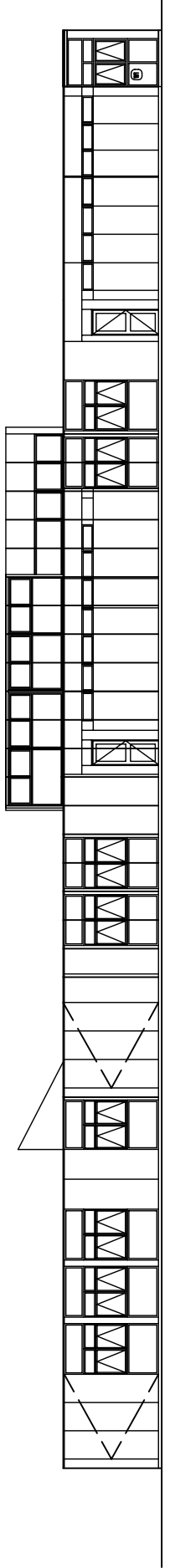
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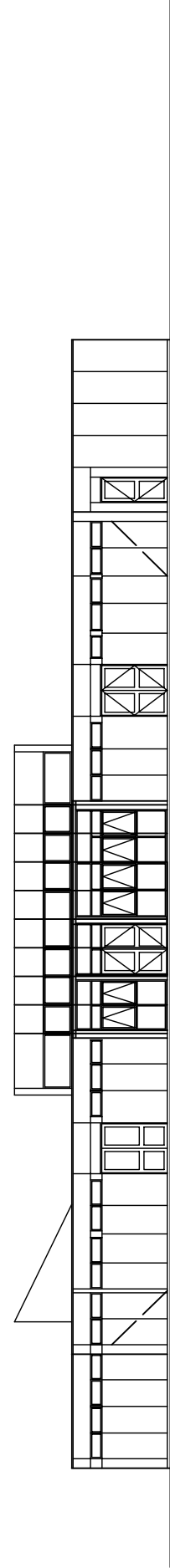
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Rev. No.	Amendment	Date/By
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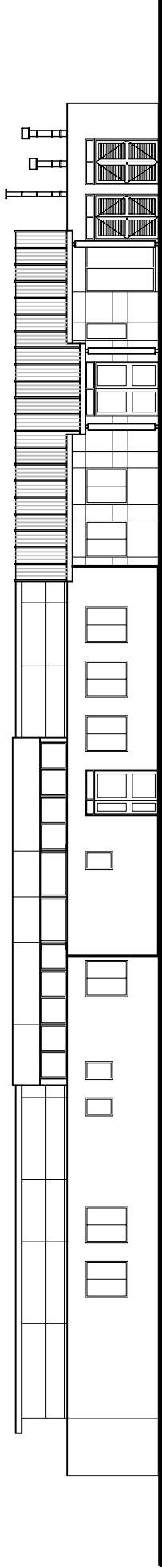
Spratton Road, Brixworth, Northampton, NN6 9DS
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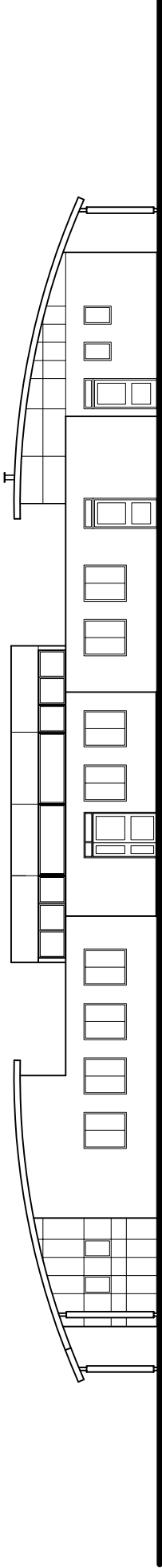
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Notes:

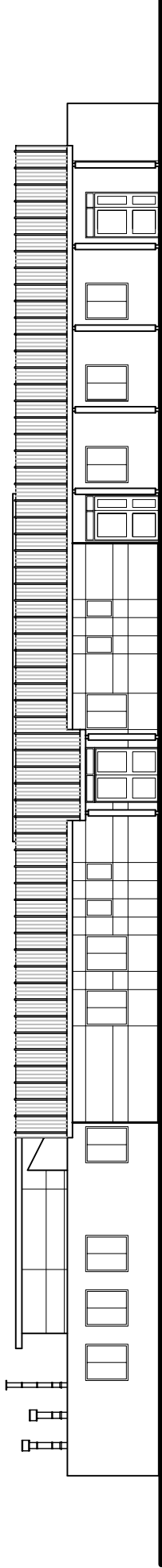
- Roof lights omitted for clarity - refer to roof plan for locations
- External Walls: Kingspan KS1000 Optimo Ecosafe (1bc)
- Wall Panels (colour:Opalidum) and Render system (colour: Two tones of yellow).
- Curved Roof: Ashzip standing seam metal roofing,Natural Aluminium Finish.
- Windows : Thermally insulated double glazed units. Colour: Silver Grey RAL 7015
- Doors & Frames: Ultra-Marine Blue RAL 5002
- Gutters & Trims : Prefinished profiled aluminium Colours: Ultra-Marine Blue RAL 5002
- Columns: Colours: Ultra-Marine Blue RAL 5002



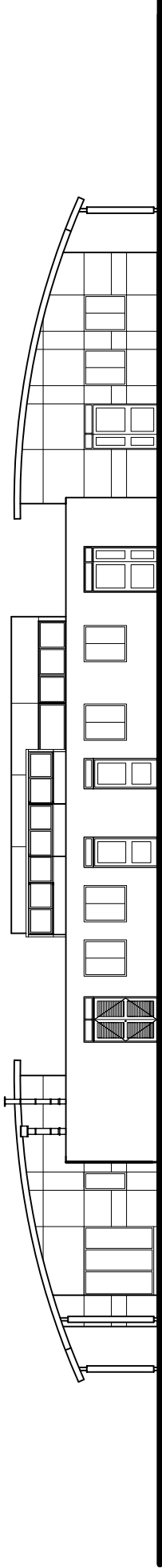
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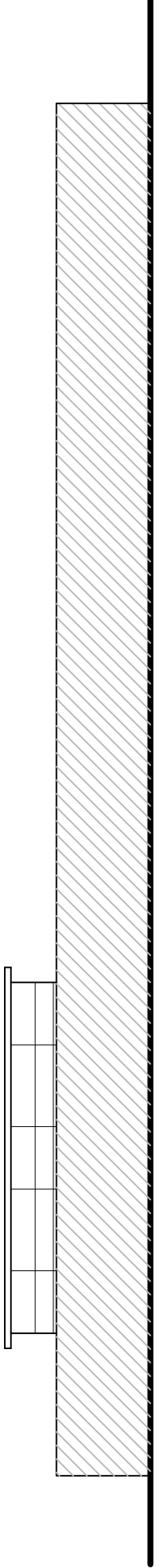
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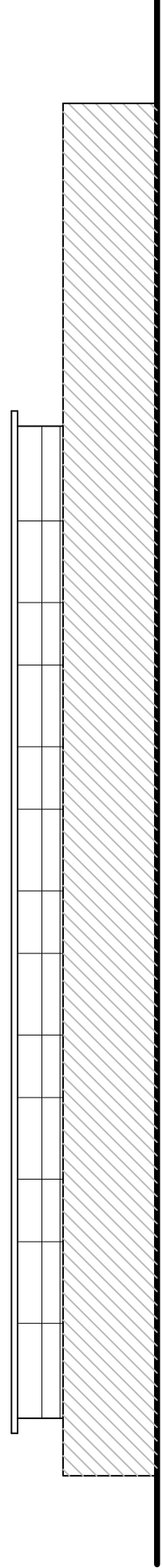
SE



SW



View 'AA' Showing rear of proposed roof for clarity of panels cladding



View 'BB' Showing rear of proposed roof only for clarity of panels cladding

Rev. No.	Amendment	Date/By
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Client	COVENTRY CITY COUNCIL		
Project	Alterations & Improvements Sowe Valley Primary School Phase 2		
Drawing Title	Proposed Elevations		
Developed	Scale	Date	
TCF	1:100 @ A1	NOV 2007	
Drawn	Project No.		
CAS	M4529		
Checked	Drawing No.		
	M4529/A/105		



Alterations and Improvements Sowe Valley Primary School





Alterations and Improvements Sowe Valley Primary School





Alterations and Improvements Sowe Valley Primary School

