

ABERDEEN CITY COUNCIL

COMMITTEE	AUDIT and RISK
DATE	8 June 2010
DIRECTOR	Annette Bruton
TITLE OF REPORT	Delay in completion of Walker Road School – Refurbishment Programme
REPORT NUMBER:	ECS/10/060

1. PURPOSE OF REPORT

Internal Audit Report RM-RDD/CT/0802 requested that the Education, Culture and Sport Service, submit a report to Committee advising them on the reasons for the delay in completing the contract regarding the refurbishment of Walker Road School and the additional cost incurred.

2. RECOMMENDATION(S)

The Committee is asked to note:

- the reasons for the delay;
- the procedures which have been established to ensure further delays of this nature are duly notified to the appropriate committee as per ACC Standing Orders.

3. FINANCIAL IMPLICATIONS

An additional payment of approximately £147 000 was paid to the contractor for Section 4 of the work. These costs although included in the original contract number they were part of the Schools Estate Strategy following the closure of Victoria Road School.

4. SERVICE & COMMUNITY IMPACT

An effective Internal Audit Service is seen as critical to the delivery of good Services to the community and is a vital element of good governance.

There are no direct links to the Community Plan, the Single Outcome Agreement and Vibrant, Dynamic & Forward Looking, or the Equalities & Human Rights Impact Assessment.

5. OTHER IMPLICATIONS

There will be a staffing and training resource allocated to support the monitoring and co-ordination of all future building programmes to ensure compliance with previously recommended course of actions. This will ensure that all staff are made fully aware of the requirement to submit a report to Committee if a delay of three or more months in the estimated completion of the contract is probable. (ACC Standing Order 45 (6i)).

6. REPORT

Walker Road Primary School

Following the Torry Schools Review (2003/2004) and the decision to close Torry Nursery School and relocate provision to the 3 primary schools in Torry, work was undertaken to refurbish the 2 storey block in Walker Road School. In the course of this work in 2005/2006, disturbed asbestos was discovered in the substructure.

The pupils and the staff were immediately relocated to Victoria Road School and Torry Academy. The nursery classes remained in the Oscar Road building where they had been located since the start of the 2005/2006 school session.

Proposals were developed to deal with the asbestos in a managed way and this was agreed by the Education and Leisure Committee on 16th January 2006.

Walker Road Primary School (Contract 6380) was awarded with a **Start Date of 16 October 2006** and a **Completion Date of 21 December 2007**

During the contractual period there were 4 significant aspects of the work which delayed the programme of work resulting in a final completion date of **15 August 2008**.

Section 1 (delay of 10 Weeks)

Significant areas of unreported asbestos found during asbestos removal, including a considerable amount of asbestos from previous removal contracts dumped in basement. H&S Executive were called in and an investigation started. The contractor was instructed to remove the asbestos and separate the asbestos of the previous contract as part of the H&SE investigations. Extension of time was awarded as result of the additional work

Revised Completion Date: 14 April 2007

Section 2 (delay of 28 Weeks, including initial Section 1 delay)

The addition asbestos removal works delayed the internal demolition work in Section 2. During demolition work the structural engineer inspected the existing

flat roof and roof supports and noted their poor condition. A specialist company was brought in to carry out a survey of the concrete and prepare a report on remedial works. Because of initial concerns that the roof might have to be removed completely the Contractor was instructed not to proceed with the tower works as this would have impeded works on the roof. Extensive concrete repairs were agreed which negated the need to remove the roof. During the demolition works it was also discovered that the first floor was an early concrete rib deck on steel. The structural engineer's original design was based on an intermediate timber floor as shown on the only drawing we had of the building. His design had allowed for the timber joists remaining and restraining the building while the new steel was erected, without the timber joists the structural engineer required temporary support to stabilise the building, a façade retention system was chosen on the north wall as the wall had no foundations and was three storey's high. The structural engineer redesigned the steel taking into account the condition of the flat roof and that the steel couldn't be installed in one phase, this included underpinning the north wall.

Revised Completion date of 14 March 2008.

The façade retention remained in place until such time as the structural engineer agreed it could be removed. This resulted in further delays to starting the tower works as the façade retention was occupying the space the tower was to go.

Revised Completion date 27 June 2008.

The school requested additional work within the nursery block, interactive white boards, pin boards, close to the end of Section 2 so the contractor was awarded a further extension.

Revised Completion date 04 July 2008.

Section 3 (This did not impact on completion date)

Remove existing boiler plant and replace with new condensing boilers. The contractor was delayed getting access into school as the boilers were sited in the main school and as pupils and staff were now back working in that part of the building the work could only be undertaken during the summer holiday. **Start Date of 10 July 2008 and a Completion Date of 2 August 2008**

Section 4 (Additional Works to Contract for School Estate Strategy Works 6 weeks)

The school estate strategy closure of Victoria road resulted in a change of use for the ground floor nursery and the Care Commission requested additional works to be carried out. The majority of the works couldn't start on site until the school closed on 04 July 2008 and the contractors programme required 6 weeks from this date. Letter sent to the main contractor asking them to agree to amend the current contract on this basis, the contract variation was agreed. This variation in the contract was agreed at the tender rates of 2006 which enabled the work to be

completed in time for all pupils to begin in the newly refurbished school at the start of the new session. As building cost had escalated in the two years since the original tender this was in the best interest of the programme. **Start date 2 June 2008 and a Completion Date of 15 August 2008**

The extension of time claims were passed to a specialist in contractual claims, GMS Contract Services, for their comments and advice. Their advice was used to determining the claims by the contractor and fixing the new revised completion dates. **Practical Completion 15 August 20**

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

Minute of Education and Leisure Committee meeting – 16 January 2006
'Remedial work – Walker Road School Building'

Minute of Resources Management Committee – 7 February 2006
'Walker Road Remedial Work'