

**NORTH LINCOLNSHIRE COUNCIL**

**ASSET MANAGEMENT, CULTURE AND HOUSING  
CABINET MEMBER**

**CONTRACTUAL ARRANGEMENTS FOR DELIVERING THE HUMBER UTC PROJECT**

**1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To approve the award of a Design and Build Lump Sum contract to Engage North Lincolnshire Ltd ('LEP') for the Humber UTC project.
- 1.2 The key points in this report are as follows:
- The council has a contractual framework in place with the LEP to deliver the BSF programme and other projects.
  - The council has received proposals from the LEP for the Humber UTC project.
  - Officers recommend that the Cabinet member urgently approves the award of a contract to the LEP to deliver the proposals in accordance with the councils Contract Procedure Rules.

**2. BACKGROUND INFORMATION**

- 2.1 The former Children's Services Cabinet Member approved a series of contracts to deliver the BSF (Building Schools for the Future) programme and other related projects in July 2009. The Asset Management, Culture and Housing Cabinet Member approved procurement of the design and construction of the Humber UTC project using the LEP in May 2014.
- 2.2 Cabinet Member approval is needed for any new projects to obtain funding approval from the Education Funding Agency (EFA). We can then move to award a Design and Build Lump Sum contract via the contractual framework.
- 2.3 The EFA support using the LEP to build the Humber UTC. This is conditional on them approving a Final Business Case (FBC) for the project. They will then issue a promissory note. This allows the council to move to Financial Close with assurance that funding is secure.
- 2.4 The Strategic Partnering Board approved stage 1 and stage 2 proposals for the Humber UTC project on 30 July 2014. The works involved are outlined at Appendix 1 to this report.

- 2.5 The target financial close date is 1 August 2014. This will allow work to start on site on 4 August 2014. The EFA have received the FBC. Work is in hand between the LEP and the council to finalise the proposed contracts. This work will be completed before Financial Close. Officers don't foresee any significant change to the proposals in respect of time, quality and cost criteria. Due to the timescales involved, we need to deal with this matter urgently.

### 3 **OPTIONS FOR CONSIDERATION**

- 3.1 The following options are available for the Cabinet Member to consider.

**3.1.1 Option 1** – Urgently approve the award of the Design and Build Lump Sum contract subject to receipt of the promissory note from the EFA.

**3.1.2 Option 2** – Do not approve the award of the Design and Build Lump Sum contract.

### 4. **ANALYSIS OF OPTIONS**

#### 4.1 **Option 1**

4.1.1 The proposals meet our requirements relating to defined time, cost and quality. Overall project costs amount to £1,395 £/m<sup>2</sup> (excluding specialist equipment which is funded separately). This is significantly below both the EFA 'other similar project' benchmark costs of £1,703 £/m<sup>2</sup> to £1,717 £/m<sup>2</sup>. It is also much lower than the SPA Continuous Improvement Plan level 2 target cost of £2,339 £/m<sup>2</sup>. On this basis, the project should prove affordable within the £9,058,352 grant that we expect to receive from the EFA.

4.1.2 Adopting option 1 will allow construction work to start quickly. This will help the Humber UTC to open in September 2015.

#### 4.2 **Option 2**

4.2.1 This would delay the start of construction work. The chance of opening in September 2015 would be lost. We would need to find a different way to deliver the project. Benchmarks suggest that costs would probably increase in excess of the funding available.

### 5. **RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)**

5.1 **Financial** – as noted above, the cost of this project is affordable within the grant expected to be awarded by the EFA.

5.2 **Staffing** – North Lincolnshire Council and LEP staff will oversee delivery of this project supported from external resources.

5.3 **Property and IT** – the project consists of new build works. As the UTC will enter into a 125 year full repairing and insuring lease upon completion of the works, there are no direct property or IT related implications for the council.

## 6. **OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)**

6.1 Not applicable.

## 7. **OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED**

7.1 Officers have consulted in some depth with professional Technical Advisors and representatives of the Humber UTC. Both fully support the proposals.

7.2 Although not the decision maker, Cllr Redfern has declared her status as a council appointed director of the UTC pursuant to Regulation 13 2 (d) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

## 8. **RECOMMENDATIONS**

8.1 That the Cabinet Member takes an urgent decision approving the award of the Design and Build Lump Sum contract subject to receipt of the promissory note from the EFA.

8.2 That the Cabinet Member authorises the Director of Policy and Resources to sign, seal, execute and deliver all legally binding documents relating to the progression of the Humber UTC Design and Build contract.

8.3 That the Cabinet Member receives updates at scheduled Asset Management, Culture and Housing Cabinet Member briefings on the progress of the design and construction of the Humber UTC project.

## **DIRECTOR OF PLACES**

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SCUNTHORPE  
North Lincolnshire  
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Author: Nolan Bennett  
Date: 31 July 2014

### **Background Papers used in the preparation of this report:**

- Minute 123 (5) of the Childrens' Services Cabinet Member dated 14 July 2009
- Minute 99 (1) of the Asset Management, Culture & Housing Cabinet Member dated 27 May 2014

## **Appendix 1**

*See separate files:*

Design Statement Contractors Proposals Narrative

Site Plan

Ground, First, Second Third Floor Plans

East and West Elevations, North and South Elevations

Visuals 1, 2 and 3



#### Design Statement Contractors Narrative 5.U.2.2.1.1.

This document forms the design narrative portion of the 'Contractor's Proposals' for Humber University Technical College (UTC).

It provides background to the design, the development of the proposals, the main principles and the key details.

Submitted with the detailed planning application, the 'Design and Access Report' (5.U.2.2.1.3) provides the general description for architectural proposals and contributions for the proposals drawn from the full design team:

Lead Architect	Stem Architects	Nigel Stevenson
Structural Engineer	Adept	Erol Erturan
Mechanical Engineer	Ramboll	Alex Rochelle
Electrical Engineer	Ramboll	Phil Dulake
Acoustic Engineer	SRL	Jonathon Howson

The master planning of the design has been developed since March 2014.

Stage 1 proposals were submitted at the beginning of May 2014.

A basic design brief was provided to the design team, outlining the Colleges ethos and vision.

### **The Colleges Perspective & Vision**

The Humber Renewables and Engineering UTC will provide state of the art education facilities for 14-19 year old students in the centre of Scunthorpe.

The curriculum and facilities will meet the needs of engineering and renewable companies through engineering technology. The technology driven specialism of the UTC will focus on Renewable Energy and the associated engineering skills. As well as providing students with high levels of technical skills these specialisms will be the inspiration for underpinning learning in the main STEM subjects (Maths, Physics, Chemistry and Computer Science) plus Modern Languages, Geography and English. The UTC curriculum and ethos will enable students to become confident and independent through active and experiential learning. Through the application of the renewable and engineering industries, the students will enjoy a sense of



achievement and success that comes from teamwork whilst working on difficult challenges. The UTC day will mirror that of the workplace and the building will reflect a high level engineering professional environment.

- The building must be attractive and modern in design; there is a high volume of passing traffic – vehicular and pedestrian.
- The building must showcase engineering and renewable technology. These spaces should be visible to passing traffic. At night, the creative lighting of these spaces will provide an attractive façade.
- The use of renewable energy and recycling will be a key feature of the building.
- The partner companies, educationalists and Local Authority logos and names will be visible on the exterior of the building i.e. transfers on the glass panels through which the engineering spaces are visible.
  - Tata Steel
  - Centrica
  - Able UK
  - Clugston
  - Team Humber
  - Total
  - University of Hull
  - North Lincs Council
  - North Lindsey College
  - Outwood Grange Academies Trust.
- There is an expectation that the project will support local work forces and help to build capacity through local construction apprenticeships.

## **The Design Approach**

The design of the building fits into a strategic development framework where high quality and bold architecture is required to stimulate the regeneration of the Church Square area. The recent modern additions/ buildings in Church Square which have been subordinate to their surroundings have clearly limited aesthetic appeal and have therefore failed to encourage the wider regeneration in the area.

The building therefore purposely adopts a bold architectural approach with a view to providing a design quality which will set the standard for transforming Church Square into a thriving urban space.

The building will have a high quality, contemporary design, using White and Grey Bricks and the latest sustainable building techniques. The building is purposely designed to fit in with the existing local brick structures in Scunthorpe and to have an architectural language that draws upon the vernacular of the higher quality buildings within Scunthorpe. The proposed new building will cover broadly the same area as old Leisure Centre.



The range of materials has been selected to create a building with longevity; they are robust and hard wearing providing a low maintenance solution that will stand the test of time. All materials will also be recyclable to offer a sustainable solution long beyond the buildings predicted life span.

The choice of the white brickwork takes a reference from the quoins on St. Johns church and the contrasting dark grey brick to ground floor areas was selected to try to reduce the chance of the building being targeted by graffiti artists.

The scale and massing of the building has been designed to fit in with both the existing site context and the future Urban Development Framework (UDF) proposals. The 3/4 storey height reflects that of Church Square House thus framing St. Johns Church which will remain as the main focal point for pedestrians circulating around the area.

The building is designed with a sophisticated contemporary aesthetic with active frontages that will make it a desirable place to work and learn. The materials of the building have been chosen to fit in with the existing local brick structures in Scunthorpe and to have an architectural language that draws upon the existing buildings but sets a new standard for development within the area. The architectural style of the new build is restrained and whilst being sympathetic to its urban surroundings, it does not mimic or compete with the original architectural style of the neighboring buildings. The new building does however respond directly to the nearby buildings in terms of scale, massing and proportions. The proposed design is modern and relatively simple with regular fenestration pattern, subtle recesses and folds give the building a sense of depth and interest, these also aid the solar shading of glazed elements and provide covered areas outside the main building entrances. The building is visually sustainable with wind cowls that feature architecturally. Natural ventilation chimneys and wind cowls feature on the East and West elevations, these provide acoustically attenuated ventilation to the classrooms below. These chimneys also act as a visual reference to the industrial areas beyond the site and Scunthorpe's industrial heritage.

The internal layout works around the central main hall with a U-shaped corridor connecting the teaching spaces. The long straight corridors allow maximum natural surveillance during busy periods at lunch and between lessons. There are 3 vertical circulation cores within the new building one of these is centrally located within the building and the other two are located adjacent to the 2 main building entrances, which have secure lobbied areas. The pupil entrance is closest to the bus station and located internally next to the pupil administration areas. The visitor's entrance is co located with the visitors car park and internally with the management suite and other visitor areas. Visitors to the building will need to register with the visitor reception before being able to access student areas.

The 3 floors of the building have been arranged to provide different teaching environments on each floor. The ground floor contains the main congregation areas as well as the workshop



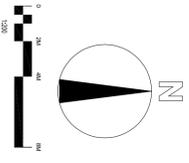
areas. The first floor contains the lab teaching spaces and the second floor provides the general teaching classrooms.

Since the Phase 1 proposals were put forward the fence line has been extended to encompass nearly all of the red line area. The church square elevation remains open to the public with some degree of landscaped separation from Church Square itself, the desire to create this active frontage has been dictated by the guidance received to-date from the planning authority. The increased enclosed gives a far greater useable external space with access onto the site controlled by a pedestrian gate and separate controlled vehicular access from Carlton Street.

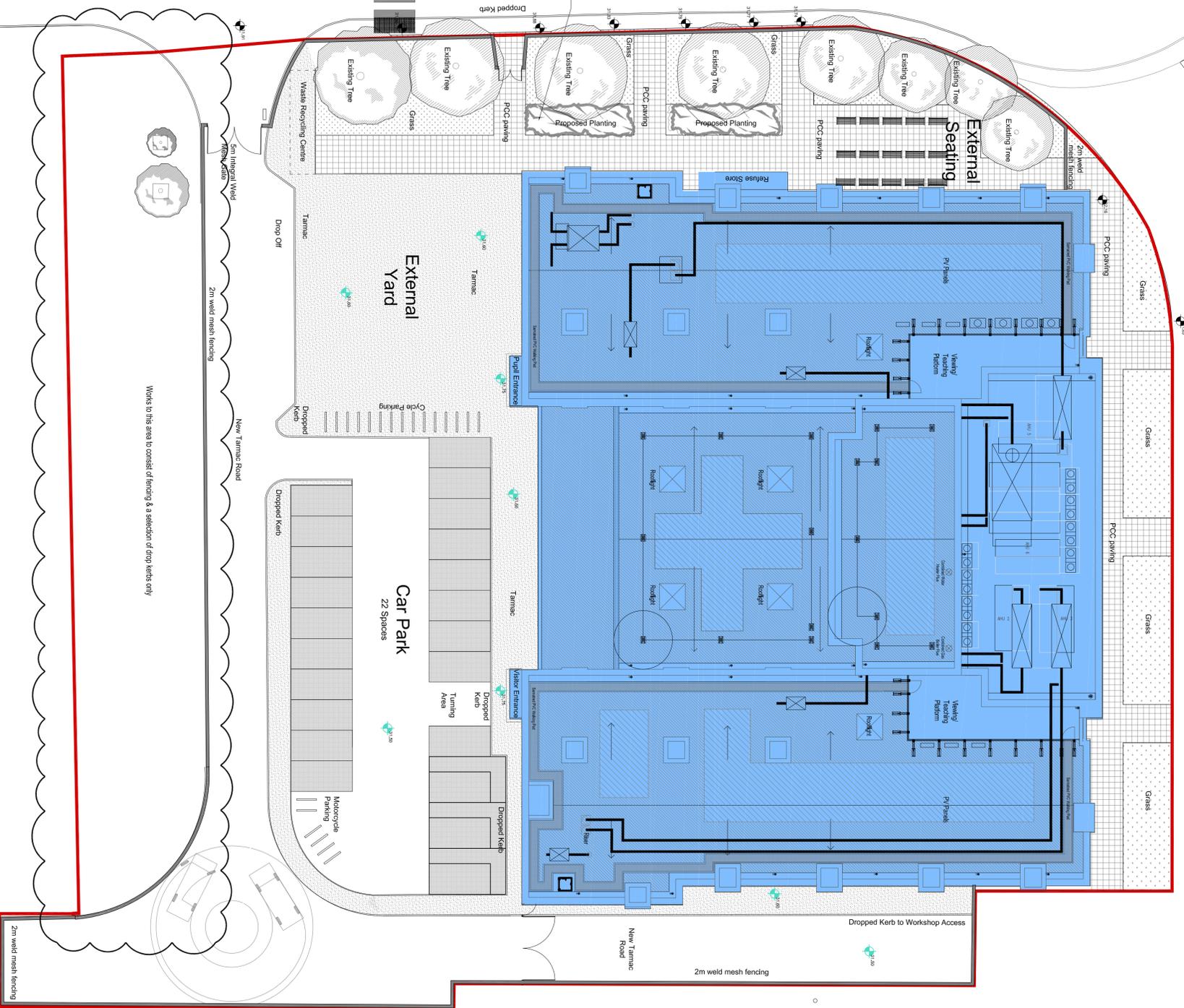
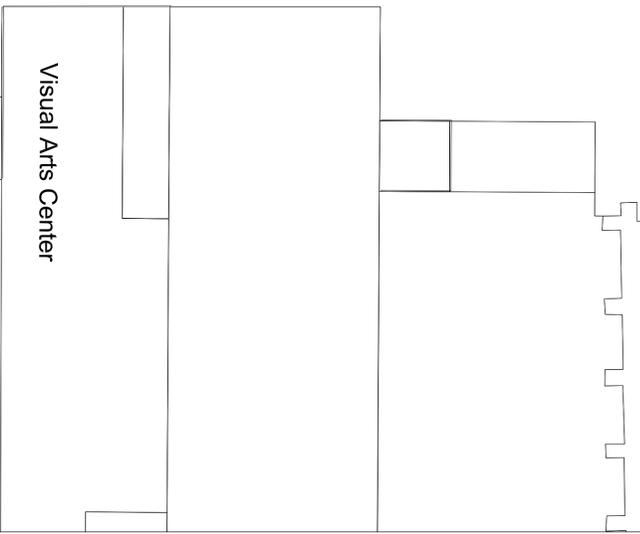
Several other minor changes have included the introduction of a mezzanine floor into the workshop area, slightly amended window positions to the workshop areas, signage rather than PV on the South Elevation (large PV array still included on roof).

GENERAL NOTES

Do NOT scale from this drawing. Use dimensions in millimeters. All dimensions and levels shall be verified on site before proceeding with works. The Architect must be notified of any discrepancy.



Existing Levels  
Proposed Levels



Works to this area to consist of fencing & a selection of drop kerbs only

Bowls Centre



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PROJECT: Humber UTC  
No. 301

DWG TITLE: Landscaping Layout Plan

DWG No. 0001 REV J

DRAWN BY: MKK CHECKED BY: J  
SCALE: A1 @ 200 DATE: 14/04/14  
STATUS: SCHEDULE 2

Description	Date	Drawn
J Wind turbines removed	11.07.14	

CLIENT: Humber UTC  
ADDRESS: