

Special Shetland Islands Council**Council Chamber, Town Hall, Lerwick****Monday 18 February 2008 at 2 p.m.****Present:**

A J Cluness	L Angus
L Baisley	J Budge
A Doull	A Duncan
B Fullerton	F Grains
R Henderson	J Henry
A Hughson	B Manson
C Miller	G Robinson
J G Simpson	C Smith
A Wishart	

Apologies:

A Cooper	I Hawkins
R Nickerson	F Robertson

In attendance (Officers):

H Budge, Head of Schools
C Medley, Head of Capital Programme and Housing Service
J Edwards, Quality Improvement Officer
A Lyall, Project Manager
A Cogle, Service Manager - Administration

Chairperson

Mr A J Cluness, Convener of the Council, presided.

Circular

The circular calling the meeting was held as read.

Declarations of Interests

None.

27/08

Mid Yell Junior High School – Contractual Proposals

The Council considered a report by the Head of Capital Programme and Housing Service (Appendix 1).

The Head of Capital Programme and Housing Service introduced the report, advising that the Project Manager would provide a short presentation to Members on where the project was at the moment in terms of design and progress. He said that the report recommended a splitting of the contract into two contracts, but there was an element of risk involved and accordingly a Council decision was being sought.

The Project Manager displayed pictures of the proposed design for the new school, highlighting in particular the materials being proposed for use in its construction,

such as a grass roof and timber cladding. He went on to advise that the total project cost was £8.5m and that stakeholders were relatively happy with the design. He added that it was also intended for the new school to joint with the Shetland Recreational Trust, and link into a localised district heating system. Regarding the contract side, the Project Manager advised that at the moment this project was a single contract, and works were expected to commence on site in October/November this year, when the weather could be at its worst. Accordingly, the Project Manager said it was being proposed that the Council should take advantage of the summer weather, and when the school and leisure centre would be closed for a period, to go to tender within the next couple of weeks for a separate contract to undertake the preparatory ground works. The Project Manager advised that the disadvantage with a contract split in this way, would be that the Council would not know the overall costs, and whether it could be carried out within budget. However, he added that there would be ample opportunity for the Council to review the design and cut back on costs where appropriate. The Project Manager concluded by saying that the ground works would have to be carried out in any event, and there were some advantages to bringing that part of the project forward.

Mr R Henderson thanked the Convener for calling a special meeting for this subject. He said it was very important that the project moved on and the school got started. He added that it made sense to carry out these works when the weather would be better, and with the school being closed it further reduced the risk of any accidents. Accordingly, Mr R Henderson moved that the Council approve the recommendations in the report. Mrs L Baisley seconded.

Mrs B Fullerton asked what the difference in costs were between the design elements of the grass roof and that of an ordinary roof. She added that whilst in support of the motion, there was a slight concern regarding the outturn costs. The Project Manager advised that the grass roof would cost in the region of £100k, but had a lifespan of 60 years, compared to that of 20/30 years for an ordinary tin roof. He added that a grass roof had minimum maintenance, and provided added benefits in terms of insulation and was considered an eco-friendly solution.

Mr A Wishart asked for clarification on whether the ground works were specific to this design. The Project Manager advised that the grounds were not design specific, and only required flattening of the site, and input of the access road, would be required in any event.

Mr A Wishart also asked whether early contractor involvement could be considered to be in place as the design was already in advanced. However, the Head of Capital Programme and Housing Service agreed that the design was at an advanced stage before early contractor involvement, similar to the Anderson High School project, but further changes could be made to the design at this stage, looking at placement, layouts, etc, and whilst not significant, such changes could contribute towards a reduction in costs.

Mr A J Cluness thanked the Head of Capital Programme and Housing and the Project Manager for their report and presentation.

There were no amendments, and the motion was declared the finding of the meeting.

The meeting concluded at 2.10 p.m.

A J Cluness
CONVENER