



SSEF Project Final Account as at 23rd February 2023

Financials					
Phase	Planned total spend (bid)	Planned spend (tender)	Actual spend to date	Forecast spend	Actual & forecast
Enablement Works (incl. prelims)	£230,000	£151,218	£156,431	£0	£156,431
Design Development & project mgmt	£417,813 (all phases)		£378,985	£498	£379,482
Sports Hall & Teaching Block (incl. external works & design fees)	£4,605,147	£3,919,805	£4,764,703	£49,500	£4,814,203
Repurposing works (Library & Art) - balancing figure	£495,150		£351,401	£0	£351,401
Prelims, price inflation, contingency & profits (all phases)	£853,324	£1,351,961 (incl. £233k contingency)	£908,415	£11,477	£919,892
ICT infrastructure & loose furniture	£48,000		£48,000	0	£48,000
Total	£6,601,434		£6,607,935	£61,474	£6,669,410

Outstanding items
<ol style="list-style-type: none"> 1. Unclaimed retention of £497.50 from Inertia Structural Engineers 2. £49,500 final payment due to Horizon once remediation of long jump pitch completed 3. £11,477 unrecoverable VAT (to be reviewed as potential for c.50% to be claimed)

Variation to budget detail
<ol style="list-style-type: none"> 1. Final scope changes for enablement works were £35,213, offset by £30,000 contingency not used. Largest variation was planning permission fees. 2. Variations– tarmac to car park, haul road, new interceptor tank to car park, gas installation, additional furniture removed from mobile classroom and remaining slab removal. Gas installation quote of £39,425 vs £15,000 provisional sum. Building regs changed since design approval and sports hall fire escape must now be enclosed – cost £56k 3. Reinstatement of 3 additional tennis courts vs 2 in bid - £70k 4. Addition of canopy to raised seating area - £33k 5. Offset by descope of art room, changing room conversion, mezzanine in library 6. Claim for loss of swimming pool hire due to herras fencing 7. Numerous other additional costs challenged <p>Horizon estimate was net £180k of additions. Agreed settlement was £67,975.59 (including irrecoverable VAT which may be able to partially reclaim)</p>

Financial Summary

1. Enablement works final spend = £5,213 unfavourable to tender, largely due to planning fees. £73,569 favourable to SSEF bid estimates.
2. Tenders for final phase were c. £800k vs bid estimate of £500k
3. A number of variations have resulted in reduced contingency (main items – additional tennis court, canopy, fire escape) and leaves a shortfall versus original forecast. Reduced scope of final phase required in light of tenders and predicted shortfall. Several variations included in current balance of £300k are being challenged.

Achievements Since Last Update

- Handover and occupation of Bancroft and Chapman buildings
- Handover of Library

Next Steps

- Relocation of books to library and final furniture fittings
- Installation of external tennis court flood lights due w/c 3rd October (delayed due to global steel shortage)

Previous Risks and Issues

Issue Type	Problem Statement	Remedial Action
Issue	Works compound will impede on existing fire drill muster area	Fire drill procedures were updated as required, communicated & successfully used on 5 th September.
Issue	Unexploded ordinance survey raised medium level of threat based on history of area	Lockdown policy communicated to all staff and students. Evacuation site agreed with KEGS Contractors held “toolbox” talk on UXO safety and site supervised during trench digging. No devices uncovered.
Risk	Council yet to confirm that pre-start planning conditions have cleared – all evidence filed. Potential delay to start of build.	Ongoing dialogue with planning officer – conditions officially discharged 18 th May
Risk	Coronavirus could reduce workforce and extend timelines to completion – extension will not increase prelims but will not trigger contractual clause to provide temporary accommodation. As at January month end, twelve weeks lost due to lockdown #1 and then inclement weather & coronavirus absence impacting workforce and supply chain	Contingency in timeline should cover extension, discussion to be held regarding temporary accommodation if further slippage. Teaching block prioritised for completion – risk will be carefully monitored over next 2 months. As at April project back in line with revised plan
Issue	New substation required for Sportshall & teaching block. Only site suitable by UKPN is where science demountables are – substation required for Feb Half term. Delays with final approval from Secretary of State for ‘disposal’ of land– legal team chasing. Gas Easement pending	A solution to re-timetabling lessons found preventing need for temporary accommodation. All documents received and installation dates scheduled with no impact to handover
Issue	Variations to main build have eroded contingency fund and final phase tenders significantly exceeded bid estimates due to increased materials costs, most significantly steel.	MC agreed to removal of library mezzanine and deferral of additional art room in order to reduce costs