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**MILTON KEYNES SCHOOL BUILDING PROGRAMME**

**VALUE FOR MONEY INVESTIGATION**

**APPENDIX A**

**BCIS SUMMARY OF SCHOOL CONSTRUCTION COSTS  
(ADJUSTED TO REFLECT MK SCHOOLS CONSTRUCTION PERIODS)**

**BCIS SCHOOL COSTS (ADJUSTED TO REFLECT ACTUAL TENDER POINT)**

<u>Project</u>	<u>Index</u>	<u>BCIS Building costs excluding external works and contingency</u>					<u>School build costs as analyses</u>		
		<u>Mean</u>	<u>Lowest</u>	<u>L.Q.</u>	<u>Median</u>	<u>U.Q.</u>	<u>Highest</u>	<u>Cont Sum</u>	<u>Final A/c</u>
Hazeley Phase 1	221	£ 1,013.00	£ 524.00	£ 798.00	£ 963.00	£ 1,184.00	£ 3,142.00	£ 1,159.00	£ 1,619.00
Hazeley Phase 2	239	£ 1,095.00	£ 567.00	£ 863.00	£ 1,042.00	£ 1,281.00	£ 3,397.00	£ 1,170.00	£ 1,294.00
Oxley	221	£ 1,123.00	£ 465.00	£ 967.00	£ 1,115.00	£ 1,250.00	£ 2,128.00	£ 1,150.00	£ 1,235.00
Walton	232	£ 1,145.00	£ 526.00	£ 960.00	£ 1,103.00	£ 1,296.00	£ 1,856.00	£ 1,973.00	£ 2,015.00
Caroline Hazlett	241	£ 1,334.00	£ 546.00	£ 1,045.00	£ 1,265.00	£ 1,569.00	£ 2,467.00	£ 1,314.00	£ 1,461.00
New Bradwell								£ 1,011.00	£ 993.00

£/m2 study

Rate per m2 gross internal floor area for the building excluding external works and contingencies and with preliminaries apportioned by cost. Last Updated 22-Nov-2008. Includes projects from 1973 onwards.

At 3Q2008 prices ( based on a Tender Price Index of 243 ) and UK mean location.

Building Function	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower Quartile	Median	Upper Quartile	Highest	
<b>New build</b>							
<b>710. Schools</b>							
Generally	1241	476	984	1192	1444	3483	1726
Public	1240	501	984	1194	1443	3483	1551
Private	1270	476	997	1189	1490	2677	165
<b>711. Nursery schools/creches</b>							
Generally	1484	524	1192	1479	1750	3006	210
Up to 500m2 GFA	1536	524	1223	1505	1780	3006	145
500 to 2000m2 GFA	1363	788	1102	1298	1652	1982	64
Over 2000m2 GFA	1621	-	-	-	-	-	1
<b>712. Primary schools</b>							
Generally	1195	501	960	1169	1379	2508	783
Up to 500m2 GFA <i>C. Magle</i>	1356	555	1062	1286	1595	2508	113
500 to 2000m2 GFA	1155	501	926	1130	1343	2277	570
Over 2000m2 GFA <i>Oxley</i>	1245	515	1072	1236	1386	2359	100
<b>712.1 Middle schools</b>	1012	647	779	907	1227	1542	30
<b>712.12 Primary/middle schools - specialised teaching blocks</b>	1480	946	1238	1490	1683	2093	16
<b>712.8 Primary Schools - mixed facilities</b>	1403	996	1134	1276	1584	2539	21
<b>713. Secondary schools (high schools) <i>Hazelton</i></b>	1123	581	885	1068	1313	3483	269
<b>713.1 Secondary schools - specialised teaching blocks</b>	1293	528	1058	1229	1517	2643	221
<b>713.8 Secondary Schools - mixed facilities</b>	1272	725	1035	1309	1416	1875	21
<b>714. Sixth form/tertiary colleges <i>Waltham</i></b>	1209	555	1014	1165	1369	1960	47
<b>714.1 Sixth form specialised teaching blocks</b>	1461	1135	1270	1360	1676	1890	6
<b>714.8 Sixth form - mixed facilities</b>	1196	1056	-	1141	-	1445	4
<b>717. Special schools</b>	1183	712	961	1030	1405	1989	27
<b>717.2 Schools for the mentally handicapped</b>	1356	679	1140	1356	1575	1941	43
<b>717.3 Schools for the physically handicapped</b>	1280	900	1060	1248	1480	1746	11

APPENDIX A

**£/m2 study**

<b>717.8</b>	<b><u>Boarding schools - mixed teaching/residential buildings only</u></b>	<u>1155</u>	<u>732</u>	<u>996</u>	<u>1203</u>	<u>1311</u>	<u>1538</u>	<u>7</u>
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**APPENDIX A**



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**MILTON KEYNES SCHOOL BUILDING PROGRAMME**

**VALUE FOR MONEY INVESTIGATION**

**APPENDIX B**

**ELEMENTAL ANALYSES**

**MILTON KEYNES- SCHOOL'S VALUE FOR MONEY**

<b>Basic Information</b>	<b>Hazely Phase 1</b>		<b>School A</b>		<b>School B</b>	
Description	New build sec.modern- 2 storey		New build sec.modern- 2 storey		New build sec.modern- 2 storey	
Gross floor area -SM	6,751		10,094		6,876	
SF	72,668		108,652		74,013	
Place numbers	Not known		1050		Not known	
Start Date	Sep-04		Jun-07		Jun-05	
Completion Date	Jul-05		Mar-09		Not known	
Contract	JCT with Quantities Firm Price		Design + Build Firm Price		negotiated target cost Firm Price	
BCIS All-in TPI (Mean)	1Q 05 - 221		3Q 08 - 245 Indexed to 221		Not known Indexed to 221	
<b>Elemental Cost Analysis</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>
Site preparation	107,550	1.48				
Piling	41,551	0.57				
Substructure	290,123	3.99	445,901	4.10	385,770	5.21
Frame	433,625	5.97	756,449	6.96	530,952	7.17
Upper Floors	231,000	3.18	261,233	2.40	139,396	1.88
Ditto <b>Prov.Sum</b>	<b>83,000</b>	1.14				
Roof <b>Prov.Sum</b>	<b>435,000</b>	5.99	901,258	8.29	576,677	7.79
Staircases <b>Prov.Sum</b>	<b>22,889</b>	0.31	225,553	2.08	83,597	1.13
External walls	<b>730,000</b>	10.05	789,178	7.26	972,711	13.14
Windows+ External doors <b>PS</b>	<b>435,000</b>	5.99	746,742	6.87	442,075	5.97
Internal walls + partitions <b>PS</b>	<b>435,000</b>	5.99	880,205	8.10	46,099	0.62
Internal doors <b>Prov.Sum</b>	<b>175,000</b>	2.41	393,451	3.62	291,334	3.94
Wall finishes <b>Prov.Sum</b>	<b>290,000</b>	3.99	144,386	1.33	273,928	3.70
Floor finishes <b>Prov.Sum</b>	<b>390,000</b>	5.37	369,063	3.40	278,758	3.77
Ceiling finishes <b>Prov.Sum</b>	<b>195,000</b>	2.68	270,053	2.49	187,337	2.53
Decoration						
Fittings <b>Prov.Sum</b>	<b>300,000</b>	4.13	434,053	3.99	1,319,455	17.83
Sanitary appliances <b>Prov.Sum</b>	<b>115,000</b>	1.58	50,578	0.47	49,457	0.67
Services equipment		0.00	192,908	1.78		
Disposal installation <b>Prov.sum</b>	<b>40,000</b>	0.55			81,243	1.10
Space heating+air treatment <b>PS</b>	<b>865,000</b>	11.90	1,740,361	16.02	1,987,223	26.85
Electrical installation <b>Prov Sum</b>	<b>990,000</b>	13.62	2,248,974	20.70	557,286	7.53
Lift installation <b>Prov.Sum</b>	<b>48,000</b>	0.66	39,551	0.36	30,636	0.41
Communication Inst. <b>Prov.Sum</b>	<b>130,000</b>	1.79		0.00	357,717	4.83
Special installation <b>Prov.Sum</b>	<b>100,000</b>	1.38	19,291	0.18	44,683	0.60
Builders work in connection <b>PS</b>	<b>65,000</b>	0.89	83,432	0.77	73,203	0.99
Site works <b>Prov.Sum</b>	<b>435,000</b>	5.99	1,090,812	10.04	1,531,291	20.69
Drainage Foul	83,916	1.15	314,360	2.89	276,637	3.74
Surface <b>Prov.Sum</b>	<b>485,000</b>	6.67			inc	
External services	<b>87,000</b>	1.20	158,363	1.46	241,879	3.27
Minor Building works		0.00	302,498	2.78	55,046	0.74
<b>Overheads + profit on PS</b>	<b>163,200</b>	2.25		0.00		
<b>Provisional Sums</b>						
Preliminaries	706,299	9.72	1,957,684	18.02	1,901,814	25.70
Bond	3,216	0.04				
Contingency	250,000	3.44	315,714	2.91	460,411	6.22
Daywork	39,832	0.55				
Design fees					excl.	
<b>CONTRACT SUM</b>	<b>9,201,201</b>	<b>126.62</b>	<b>15,132,051</b>	<b>139.27</b>	<b>13,176,615</b>	<b>178.03</b>
Changes to Contract Sum	2,798,799	38.51	TBE	TBE	TBE	TBE
<b>FINAL ACCOUNT</b>	<b>12,000,000</b>	<b>165.13</b>	<b>TBE</b>	<b>TBE</b>	<b>TBE</b>	<b>TBE</b>
Percentage increase of Final account	30.42%					
Cost per place	N/A		£ 14,411.48			
Space per pupil (SF)	N/A		103			

**MILTON KEYNES- SCHOOL'S VALUE FOR MONEY**

<b>Basic Information</b>	<b>Hazely Phase 2</b>		<b>School A</b>		<b>School C</b>	
Description	Extension and alterations to existing school		New build sec.modern- 2 storey		2 storey classroom and dining/resource block + refurb of existing WCs	
Gross floor area -SM SF	3,343		10,094		2,159	
Place numbers	35,984		108,652		23,239	
Start Date	Not known		1050		Not known	
Completion Date	Aug-06		Jun-07		Oct-05	
Contract	Aug-07		Mar-09		Dec-06	
BCIS All-in TPI (Mean)	JCT with Quantities Firm Price 1Q 07 -239		Design + Build Firm Price 3Q 08 - 245 Indexed to 239		JCT with Quantities Firm Price 2Q 06 -231 Indexed to 239	
<b>Elemental Cost Analysis</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>
Site preparation						
Alterations to existing building	123,591	3.43				
Substructure	52,612	1.46	482,219	4.44	123,765	5.33
Frame	284,193	7.90	818,060	7.53	26,466	1.14
Upper Floors	172,390	4.79	282,510	2.60	80,678	3.47
Roof	239,140	6.65			185,083	7.96
Staircases	40,858	1.14	974,663	8.97	7,104	0.31
External walls	454,786	12.64	243,923	2.24	104,352	4.49
Sun Screen	93,657	2.60	853,455	7.85		0.00
Windows+ External doors	144,498	4.02	807,562	7.43	150,748	6.49
Internal walls + partitions	221,875	6.17	951,896	8.76	55,342	2.38
Internal doors	80,839	2.25	425,497	3.92	54,126	2.33
Wall finishes	62,565	1.74	156,146	1.44	53,145	2.29
Floor finishes	100,087	2.78	399,122	3.67	75,793	3.26
Ceiling finishes	111,911	3.11	292,048	2.69	47,963	2.06
Decoration	64,091	1.78				0.00
Fittings	166,171	4.62	469,406	4.32	16,977	0.73
Sanitary appliances	24,149	0.67	54,698	0.50	7,188	0.31
Services equipment		0.00	208,620	1.92		0.00
Disposal installation	18,601	0.52				0.00
Space heating+air treatment	562,530	15.63	1,882,110	17.32	119,578	5.15
Electrical installation	382,295	10.62	2,432,148	22.38	250,027	10.76
Lift installation	0	0.00	42,772	0.39	25,866	1.11
Communication Inst. inc				0.00		0.00
Special installation		0.00	20,862	0.19		0.00
Builders work in connection	22,960	0.64	90,228	0.83	13,330	0.57
Site works	226,893	6.31	1,179,656	10.86	49,319	2.12
Drainage	58,760	1.63	339,964	3.13	64,320	2.77
External services	25,586	0.71			9,846	0.42
Minor Building works		0.00	171,262	1.58	190,194	8.18
		0.00	327,135	3.01		0.00
<b>Provisional Sums</b>	<b>63,750</b>	<b>1.77</b>		<b>0.00</b>		<b>0.00</b>
Preliminaries	235,432	6.54			329,049	14.16
Bond	3,000	0.08	2,117,133	19.49		0.00
Contingency	174,750	4.86			69,191	2.98
Daywork	87,488	2.43	341,429	3.14		0.00
Design fees		0.00				0.00
<b>CONTRACT SUM</b>	<b>4,299,458</b>	<b>119.48</b>	<b>16,364,526</b>	<b>150.61</b>	<b>2,109,449</b>	<b>90.77</b>
Changes to Contract Sum	327,542	9.10	TBE	TBE	Not available	Not available
<b>FINAL ACCOUNT</b>	<b>4,627,000</b>	<b>128.58</b>	<b>TBE</b>	<b>TBE</b>	<b>Not available</b>	<b>Not available</b>
Percentage increase of Final account	7.62%					
Cost per place	Not available		£ 15,585.26		Not available	
Space per pupil (SF)	Not available		103		Not available	

**MILTON KEYNES-**

<b>Basic Information</b>	<b><u>New Bradwell</u></b>	
Description	Classroom conversion	
Gross floor area -SM	99	
SF	1,066	
Place numbers		
Start Date		
Completion Date		
Contract		
BCIS All-in TPI (Mean)		
<b>Elemental Cost Analysis</b>	<b><u>Total</u></b>	<b><u>£/SF</u></b>
Site preparation		
Alterations to existing building	2,733	2.56
Substructure		
Frame		
Upper Floors		
Roof		
Staircases		
External walls		
Windows+ External doors	2,983	2.80
Internal walls + partitions	5,914	5.55
Internal doors	405	0.38
Wall finishes	630	0.59
Floor finishes	1,290	1.21
Ceiling finishes	900	0.84
Decoration	1,100	1.03
Fittings	10,577	9.92
Sanitary appliances		
Services equipment		
Disposal installation	280	0.26
Space heating+air treatment	41,454	38.89
Electrical installation	17,002	15.95
Lift installation		
Communication Inst.		
Special installation		
Builders work in connection		
Site works		
Drainage		
External services		
Minor Building works		
<b>Provisional Sums</b>		
Preliminaries	14,850	13.93
Bond		
Contingency	11,750	11.02
Daywork		
Design fees		
<b>CONTRACT SUM</b>	<b>111,868</b>	<b>104.94</b>
Changes to Contract Sum	-13,512	-12.68
<b>FINAL ACCOUNT</b>	<b>98,356</b>	<b>92.27</b>
Percentage increase of Final account	-12.08%	
Cost per place	Not known	
Space per pupil (SF)	Not known	



**MILTON KEYNES- SCHOOL'S VALUE FOR MONEY**

<b>Basic Information</b>	<b><u>Oxley Park</u></b>		<b><u>School D</u></b>		<b><u>School E</u></b>		<b><u>School F</u></b>	
Description	New build primary school		New build 2 storey primary school		New build 2 storey primary school + children's centre		New build 2 storey junior school	
Gross floor area -SM	2,496		3,166		2,216		2,502	
SF	26,867		34,080		23,853		26,932	
Place numbers	Not known		Not known		Not known		Not known	
Start Date	Oct-04		May-06		Feb-07		Aug-06	
Completion Date	Sep-05		Feb-08		Jun-09		Aug-07	
Contract	JCT 05 with Quantities Firm Price		ACA Proj.Partnering PPC Firm Price		JCT 05 D+B Firm Price		JCT 98 D+B Firm Price	
BCIS All-in TPI (Mean)	1Q 05 - 221		1Q 07 - 239 Indexed to 221		3Q 07 - 249 Indexed to 221		1Q 07 239 Indexed to 221	
<b>Elemental Cost Analysis</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>
Site preparation								
Alterations to existing building								
Substructure	151,415	5.64	132,365	3.88	125,862	5.28	371,547	13.80
Frame	210,511	7.84	277,592	8.15	46,574	1.95	190,823	7.09
Upper Floors	176,790	6.58	136,588	4.01	89,236	3.74	49,893	1.85
Roof	366,293	13.63	449,298	13.18	261,822	10.98	294,389	10.93
Staircases	50,239	1.87	32,265	0.95	42,066	1.76	25,801	0.96
External walls	196,653	7.32	332,239	9.75	213,817	8.96	215,039	7.98
Windows+ External doors	157,295	5.85	275,434	8.08	163,331	6.85	121,820	4.52
Internal walls + partitions	132,037	4.91	334,723	9.82	77,803	3.26	150,883	5.60
Internal doors	49,994	1.86	130,774	3.84	92,298	3.87	94,972	3.53
Wall finishes	55,630	2.07	110,796	3.25	63,169	2.65	55,833	2.07
Floor finishes	49,053	1.83	75,729	2.22	71,078	2.98	155,624	5.78
Ceiling finishes	95,598	3.56	94,822	2.78	65,069	2.73	80,536	2.99
Decoration	24,058	0.90	inc			0.00	0	
Fittings	76,722	2.86	162,024	4.75	132,767	5.57	208,921	7.76
Sanitary appliances	29,126	1.08	73,406	2.15			11,012	0.41
Services equipment		0.00					20,343	0.76
Disposal installation	12,944	0.48	inc				15,631	0.58
Space heating+air treatment	323,861	12.05	903,990	26.53	275,339	11.54	239,756	8.90
Electrical installation	227,200	8.46	inc		243,167	10.19	224,275	8.33
Lift installation	26,843	1.00	20,185	0.59		0.00	22,074	0.82
Communication Inst.		0.00	inc				0	
Special installation		0.00	inc				41,283	1.53
Builders work in connection	11,963	0.45	35,882	1.05	8,132	0.34	18,975	0.70
Site works	618,743	23.03	776,911	22.80	416,668	17.47	870,378	32.32
Drainage	107,320	3.99	204,563	6.00	121,909	5.11	185,124	6.87
External services	47,133	1.75	59,989	1.76	15,909	0.67	147,950	5.49
Minor Building works		0.00	inc		65,188	2.73	27,741	1.03
		0.00					0	
<b>Provisional Sums</b>	<b>118,360</b>	<b>4.41</b>					<b>0</b>	
Preliminaries	355,145	13.22	1,106,332	32.46	362,466	15.20	572,324	21.25
Bond		0.00					0	
Contingency	60,000	2.23	326,448	9.58	64,791	2.72	110,962	4.12
Daywork	32,060	1.19					0	
Design fees		0.00					0	
<b>CONTRACT SUM</b>	<b>3,762,986</b>	<b>140.06</b>	<b>6,052,355.01</b>	<b>177.59</b>	<b>3,018,461.49</b>	<b>126.54</b>	<b>4,523,909</b>	<b>167.98</b>
Changes to Contract Sum	118,069	4.39	Not known	Not known	Not known	Not known	Not available	Not available
<b>FINAL ACCOUNT</b>	<b>3,881,055</b>	<b>144.45</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>	<b>Not available</b>	<b>Not available</b>
Percentage increase of Final account	4.27%		Not known		Not known			
Cost per place	Not known		Not known		Not known		Not known	
Space per pupil (SF)	Not known		Not known		Not known		Not known	

**MILTON KEYNES- SCHOOL'S VALUE FOR MONEY**

Basic Information	Walton High		School G		School I		School H	
Description	New build 6th Form		New build 2 storey 6th form college + refurb of existing		New build 2 storey 6th Form		New build 2 storey 6th Form	
Gross floor area -SM	1,054		1,338		692		926	
SF	11,345		14,402		7,449		9,967	
Place numbers	Not known		Not known		Not known		Not known	
Start Date	Jul-06		Jul-07		Feb-03		Mar-05	
Completion Date	Jul-07		May-09		Aug-03		Dec-05	
Contract	Not known		JCT 05 with Quantities		JCT 98 With Quantities		JCT 98 With Quantities	
BCIS All-in TPI (Mean)	4Q 06 - 232		Firm Price 2Q 08 - 245 Indexed to 232		Firm Price 2Q 03 - 198 Indexed to 232		Firm Price 2Q 05 - 228 Indexed to 232	
<b>Elemental Cost Analysis</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>	<b>Total</b>	<b>£/SF</b>
Site preparation								
Alterations to existing building		0.00	373,364	25.92				
Substructure		0.00	184,872	12.84	52,205	7.01	59,432	5.96
Frame		0.00	146,932	10.20	43,935	5.90	54,850	5.50
Upper Floors		0.00	46,585	3.23	16,301	2.19	27,965	2.81
Roof		0.00	120,615	8.37	79,105	10.62	67,801	6.80
Staircases		0.00	16,138	1.12	20,944	2.81	16,540	1.66
External walls		0.00	179,024	12.43	37,773	5.07	80,112	8.04
Windows+ External doors		0.00	103,502	7.19	81,013	10.88	50,914	5.11
Internal walls + partitions		0.00	35,348	2.45	16,937	2.27	31,811	3.19
Internal doors		0.00	44,018	3.06	39,659	5.32	33,315	3.34
Wall finishes		0.00	74,420	5.17	23,720	3.18	46,273	4.64
Floor finishes		0.00	105,074	7.30	36,726	4.93	47,364	4.75
Ceiling finishes		0.00	34,421	2.39	17,392	2.33	32,847	3.30
Decoration		0.00	14,203	0.99	inc		0	
Fittings	38,451	3.39	43,482	3.02	19,078	2.56	21,961	2.20
Sanitary appliances		0.00	12,790	0.89	7,172	0.96	6,118	0.61
Services equipment		0.00	inc				0	
Disposal installation	16,152	1.42	7,135	0.50	1,385	0.19	5,264	0.53
Space heating+air treatment	289,803	25.54	361,642	25.11	72,061	9.67	98,024	9.83
Electrical installation	116,964	10.31	253,472	17.60	74,404	9.99	134,207	13.47
Lift installation	32,353	2.85	14,167	0.98	26,312	3.53	18,316	1.84
Communication Inst.		0.00	inc				0	
Special installation		0.00	inc				13,407	1.35
Builders work in connection		0.00	8,706	0.60	7,595	1.02	7,180	0.72
Site works	73,806	6.51	115,658	8.03	29,905	4.01	50,603	5.08
Drainage		0.00	38,214	2.65	10,372	1.39	27,021	2.71
External services	22,640	2.00	12,983	0.90	6,522	0.88	54,425	5.46
Minor Building works		0.00	inc				0	
Unallocated	1,037,554	91.45					0	
<b>Provisional Sums</b>	<b>9,500</b>	<b>0.84</b>	<b>61,551</b>	<b>4.27</b>			<b>0</b>	
Preliminaries	448,381	39.52	391,857	27.21	126,510	16.98	170,617	17.12
Bond	10,816	0.95					0	
Contingency		0.00	118,367	8.22	18,865	2.53	44,161	4.43
Daywork		0.00	22,727	1.58			0	
Design fees	77,500	6.83					0	
<b>CONTRACT SUM</b>	<b>2,173,920</b>	<b>191.62</b>	<b>2,941,267</b>	<b>204.23</b>	<b>865,890</b>	<b>116.24</b>	<b>1,200,529</b>	<b>120.45</b>
Changes to Contract Sum	43,412	3.83	Not known	Not known	Not known	Not known	Not known	Not known
<b>FINAL ACCOUNT</b>	<b>2,217,332</b>	<b>195.45</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>	<b>Not known</b>
Percentage increase of Final account	2.00%		Not known		Not known		Not known	
Cost per place	Not known		Not known		Not known		Not known	
Space per pupil (SF)	Not known		Not known		Not known		Not known	





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**MILTON KEYNES SCHOOL BUILDING PROGRAMME**

**VALUE FOR MONEY INVESTIGATION**

**APPENDIX C**

**IMPLEMENTATION OF RECOMMENDATIONS ON SUBSEQUENT PROJECTS (MK)**

Do not amend.



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## **Implementation of Recommendations on Subsequent Projects (MK)**

By nature this report looks in the past at a time when this area was not fit for purpose for the council. The Council has corporately including Children's and Young People Services (CYPS) introduced many new structures and controls that have subsequently addressed these issues. This includes the creation of a Programme Board consisting of senior employees of Milton Keynes Council who will oversee new school build projects and ones which are in the process of completion.

Below are recommendations which Internal Audit believe have been implemented by the new way of working. Evidence for the below recommendations can be found within the evidence gathered from the follow up of the School Builds Audit conducted late last year.

### **2.8.8 The critical cornerstone of adopting the appropriate procurement strategy is to establish a clear and precise brief for the project.**

*CYPS staff have undergone Prince II Project Management training. The Prince II methodology is now followed which includes creating a detailed project initiation document at the commencement of each project, which is subsequently updated as project milestones are met.*

### **2.8.9 Adopt realistic programmes for both design and preparation of tender information and construction.**

*Programmes are now constructed working backwards from a desired end date and submitted to the Programme Board for discussion and agreement. Projects are afforded sufficient time from concept to completion to ensure that quality and cost are not compromised by an unrealistic project timetable.*

*Service Level Agreements have been developed between CYPS and all partners which provide professional services. Within these SLAs clarity of the Roles and Responsibilities are defined for the delivery of each aspect of the project.*

*Programmes are regularly updated to take account of any project slippages. Projects Managers identify means by which contractors assure that delays will be mitigated and provide a formal opinion to the Programme Board regarding the reliability of those issues.*

### **2.8.10 Establish robust Procurement Strategy:**

- .7 Prepare Standard Procedures**
- .8 Ensure tender documentation is:**
  - .1 Relevant to the project**
  - .2 Concise**
  - .3 Clear**
  - .4 Current**
- .9 Standard documentation / details (possibly a web based system)**
- .10 Maximum limit (by percentage) of Provisional Sums**
- .11 Prequalify Tenders or establish framework**



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*A Framework Agreement has been created, which includes an evaluation of tenders using a standard scoring of 1-10 and considers variations to that for complex/individual schemes where appropriate.*

*Documentation is put out to tender via MKC's web based tendering system.*

*A Project Initiation Document is created with the commencement of each new major project. This is a standard template which follows the Prince II project management guidelines.*

*A predetermined price/quality ratio is established in advance of a contract award, a wider range of scoring will also be used in order to minimise the risk of the tender being awarded on the basis of cost vs. quality.*

**.12 Prepare full Tender Report (only summaries provided)**

*This is included as part of the Project Initiation Document.*

*Evidence to support the evaluation process is maintained on the project files, this shows how expressions of interest were evaluated and the composition of the evaluation committee. All individual scores are kept to validate the outcome of the process.*

*Copies of all appropriate documents demonstrating the decision making process are retained.*



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**MILTON KEYNES SCHOOL BUILDING PROGRAMME**

**VALUE FOR MONEY INVESTIGATION**

**APPENDIX D**

**RECOMMENDATION NOT IN PLACE (MK)**



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**Recommendations which are in place however require further evidence on**

Whilst internal audit believes the issues below have been addressed by these new arrangements, we require further evidence to ensure that they have adequately progressed. Progress on the below recommendations will be followed up in 12 months time.

**2.8.11 Establish the impact of decisions related to capital cost on school running costs.**

*The Programme Board is to ensure that school projects are considered based upon whole life costings and that the end user views are fully reflected where any design feature could increase the ongoing costs of the school.*

**2.8.12 Review most recent school builds against the six projects considered by this report to identify:**

- .1 Lessons Learnt**
- .2 Improved Performance**
- .3 Improved Value for Money**

*Progress on this will be followed up in 12 months time.*

**2.8.13 Establish Post Completion Review Procedure to ensure lessons learnt are carried forward onto future projects.**

*Prior to sending out the invitations to tender an appropriate risk register is developed of the key risks to each project including timescales, costs, stakeholder involvement and quality.*

*A program board has been established to oversee the issues facing school builds, as part of its remit it has been tasked with implementing suitable post contract review arrangements as a means of evaluating outcomes, establishing client satisfaction and learning from the contract management arrangements.*

*The outcomes of each project will now be reported to the project board.*

*An annual questionnaire/consultation exercise will be undertaken with stakeholders to allow improvement of services. The Program Board will be informed of any issue raised by the end user representative which has not been addressed.*

*The Project Team for new projects will comprise of end users as well as advisors, for example head teachers or governors who have been involved in previous school building projects.*