

Balfour Beatty

Capital Projects

TRANSFORM SCHOOLS: STOKE

Introduction

Balfour Beatty acts as co-promoter/developer and 50% investor in Transform Schools (Stoke) Ltd, the concession company formed in October 2000 to manage the Stoke Schools PFI contract that embraces the entire schools estate in the City of Stoke-on-Trent.

The Project was, and indeed still is, unique in being the largest bundled refurbishment scheme ever attempted in England. It encompasses 6 Special schools, 11 Nursery schools, 88 Primary schools and 17 High schools, with 22 being within the VA sector. The project was awarded Pathfinder status being at the cutting edge in very many areas.

The project involves considerable capital works to rebuild nine schools and refurbish ninety-eight schools within the six towns of Stoke-on-Trent.

The project also includes the maintenance and whole-life works on all schools from the date of contract signature for 25 years.

Project Description

The Schools estate includes buildings dating back to the 19th Century, some of which have not benefited from upgrade or refurbishment for fifty years. A principal reason for Balfour Beatty's success in securing this contract was the proposal to replace 9 of the schools rather than refurbish them. Over the 5-year capex period these schools will be rebuilt and commissioned on the existing sites involving either partial or total decant of staff and pupils using temporary accommodation as appropriate.

Transform Schools is procuring the building and refurbishment works through a construction contract with the Stoke Schools Joint Venture (SSJV). SSJV comprises Balfour Beatty Construction Ltd and Balfour Kilpatrick Ltd operating in Joint Venture -



both are companies within the Balfour Beatty Group.

Transform Schools is delivering the maintenance work under a sub-contract with Haden Building Management Ltd, the facilities management company within the Balfour Beatty Group. Maintenance work will operate in two key phases:

- the Initial Service Phase, which prescribes a reactive service, ensuring the levels of comfort of a school are maintained at least in their present condition until the completion of the upgrade or new build work.
- the more stringent Full Service Phase requirements which apply for the remainder of the project term.

Throughout the contract period Transform Schools will progressively address life cycle renewals/replacements. The contract also recognises that thirteen schools will close over the construction and refurbishment period as the pupil numbers reduce.

Contractual Arrangements

Transform Schools has entered into a number of key contracts in relation to this project. These contracts include the Project Agreement, which is the principal contract covering the relationship between Stoke-on-Trent City Council and Transform Schools, a Loan Facilities Agreement with two banks, a Construction Contract with SSJV and a Facilities Management Agreement with HBML.

For further information visit the Stoke Schools website at www.transformschools.co.uk.

Balfour Beatty

Capital Projects
