

## NOTICE OF MEETING

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# Cabinet Procurement Committee

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TUESDAY, 29TH APRIL, 2008 at 18:30 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillors Adje (Chair), Meehan, Diakides and Santry.

### AGENDA

#### 1. APOLOGIES FOR ABSENCE

(if any)

#### 2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 11 below. New items of exempt business will be dealt with at item 16 below.

#### 3. DECLARATIONS OF INTEREST

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determining of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

**4. MINUTES (PAGES 1 - 6)**

To confirm and sign the minutes of the meeting of the Procurement Committee held on 25 March 2008.

**5. DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS**

To consider any requests received in accordance with Standing Orders.

**6. WOOD GREEN DECENT HOMES WORKS PHASE WG1 (PAGES 7 - 14)**

(Report of the Director of Urban Environment): To seek approval to the award of the contract for the Decent Homes Programme for the Weymarks N.17.

**7. FURTHER UPDATE ON THE PROCUREMENT OF AN ICT MANAGED SERVICE PROVIDER FOR THE BUILDING SCHOOLS FOR THE FUTURE PROGRAMME (PAGES 15 - 26)**

(Report of the Director of the Children and Young People's Service): To update Members on the procurement procedure currently underway and progress made to date in the procurement of an Information and Communications Technology (ICT) Managed Service Provider (MSP) for the Building Schools for the Future Programme (BSF).

**8. STATUS OF THE BUILDING SCHOOLS FOR THE FUTURE'S CONSTRUCTOR PARTNERS FRAMEWORK (PAGES 27 - 30)**

(Report of the Director of the Children and Young People's Service): To advise the Procurement Committee of the status of the BSF framework of Constructor Partners.

**9. BUILDING SCHOOLS FOR THE FUTURE - AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR WOODSIDE INCLUSIVE LEARNING CAMPUS (PAGES 31 - 36)**

(Report of the Director of the Children and Young People's Service): To inform the Committee of a delegated authority award following a mini competition from the BSF Constructor Partners Framework.

**10. BUILDING SCHOOLS FOR THE FUTURE - AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR GLADESMORE COMMUNITY SCHOOL (PAGES 37 - 42)**

(Report of the Director of the Children and Young People's Service): To inform the Committee of a delegated authority award following a mini competition from the BSF Constructor Partners Framework.

**11. NEW ITEMS OF URGENT BUSINESS**

To consider any items admitted at 2 above.

## **12. EXCLUSION OF THE PRESS AND PUBLIC**

The following items are likely to be the subject of a motion to exclude the press and public as they contain exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).

### Note from the Head of Local Democracy and Member Services

The following items allow for consideration of exempt information (if required) in relation to items 6, 9 and 10 which appear earlier on this agenda.

## **13. WOOD GREEN DECENT HOMES WORKS PHASE WG1 (PAGES 43 - 46)**

( Report of the Director of Urban Environment - To be introduced by the Cabinet Member for Housing Services): To agree Decent Homes improvement works to attain standards set by DCLG to also include cost effective associated works and communal decoration at The Weymarks, Weir Hall Road N17.

## **14. BUILDING SCHOOLS FOR THE FUTURE - AWARD OF PRE-CONSTRUCTION AGREEMENT FOR WOODSIDE INCLUSIVE LEARNING CAMPUS (PAGES 47 - 48)**

(Report of the Director of the Children and Young People's Service): To inform the Committee of a delegated authority award following a mini competition from the BSF Constructor Partners Framework.

## **15. BUILDING SCHOOLS FOR THE FUTURE - AWARD OF A PRE-CONSTRUCTION AGREEMENT FOR GLADESMORE COMMUNITY SCHOOL (PAGES 49 - 50)**

(Report of the Director of the Children and Young People's Service): To inform the Committee of a delegated authority award following a mini competition from the BSF Constructor Partners Framework.

## **16. NEW ITEMS OF EXEMPT URGENT BUSINESS**

To consider any items admitted at 2 above.

Yuniea Semambo  
Head of Local Democracy  
and Member Services  
5<sup>th</sup> Floor  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

Richard Burbidge  
Cabinet Committees Manager  
Tel: 020 8489 2923  
Fax: 020 8489 2660  
Email: richard.burbidge@haringey.gov.uk

21 April 2008

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**MINUTES OF THE CABINET PROCUREMENT COMMITTEE  
TUESDAY, 25 MARCH 2008**

Councillors Diakides, Meehan, Adje (Chair) and Santry

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>	<b>ACTON BY</b>
PROC59.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>There were no apologies for absence.</p>	
PROC60.	<p><b>URGENT BUSINESS</b></p> <p>The Chair agreed the admission of revised versions of reports 19 to 22.</p>	
PROC61.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no such declarations.</p>	
PROC62.	<p><b>MINUTES</b></p> <p><b>RESOLVED:</b></p> <p>That the minutes of the following meetings be agreed and signed:</p> <ul style="list-style-type: none"> <li>- 19 February 2008</li> <li>- 26 February 2008</li> </ul>	
PROC63.	<p><b>DEPUTATIONS / PETITIONS / PRESENTATIONS / QUESTIONS</b></p> <p>There were no such items.</p>	
PROC64.	<p><b>BRUCE GROVE, TOWNSCAPE HERITAGE INITIATIVE, PHASE 2</b></p> <p>We received a report seeking agreement to award the contract for the second phase of the Heritage Lottery Fund – Townscape Heritage Initiative in Bruce Grove (Nos 527, 541, 543, 551 &amp; 553) Tottenham High Road.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That approval be given to award the contract for the Bruce Grove Townscape Heritage Initiative, Phase 2 (Part A) project, as allowed under Contract Standing Orders (CSO) 11, in accordance with the recommendations in paragraph 18 of this report.</li> <li>2. That the contract be awarded for a period of 18 weeks.</li> </ol>	
PROC65.	<p><b>RENEWAL OF THE PURDEY GAS MAINTENANCE CONTRACT FOR THE OPERATIONAL BUILDING PORTFOLIO</b></p>	

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE  
TUESDAY, 25 MARCH 2008**

	<p>We received a report seeking approval to renew the existing gas equipment maintenance contract for a period of twelve months. The unforeseen circumstances required that this extension be activated whilst the long term maintenance strategy was in the process of being drawn up.</p> <p>We noted that the extension did not incur an increased financial burden on the Council, and that in the opinion of Officers the current contractor was carrying out its duties well. Officers assured Members that the Council's proactive seeking of an extension to the contract was unlikely to incur a legal challenge. Officers noted the comments of Members regarding forward planning to prevent a similar situation occurring in the future.</p> <p>It was agreed that Members be provided with a list of contracts which were to be brought together under the long term maintenance strategy.</p> <p><b>RESOLVED:</b></p> <p>That approval be granted for a 12 months extension to the Purdy Contracts Ltd gas equipment maintenance contract ("the Purdy contract") in respect of the Council's operational buildings from 1<sup>st</sup> April 2008.</p>	
<p><b>PROC66.</b></p>	<p><b>NORTH TOTTENHAM DECENT HOMES WORKS PHASE NT1</b></p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>Members received information on this phase of the decent homes programme. We queried the differing costs of the compliance teams between the phases presented to the committee, but were assured by Officers that this was a provision of the contract, with one contractor and compliance team allocated to each area of the borough.</p> <p>We were assured by Officers that differing unit costs were related to different existing levels of meeting of the decency standard. Members requested that future reports contain details of the works to take place.</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the contract for the North Tottenham Decent Homes Works Phase NT1 contract be awarded to Lovell Partnership Ltd , as allowed under Contract Standing Order (CSO) 11.03.</li> <li>2. That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.</li> </ol>	

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<p><b>PROC67.</b></p>	<p><b>NORTH TOTTENHAM DECENT HOMES WORKS PHASE NT2</b></p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the contract for the North Tottenham Decent Homes Works Phase NT2 contract be awarded to Lovell Partnership Ltd, as allowed under Contract Standing Order (CSO) 11.03.</li> <li>2. That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.</li> </ol>	
<p><b>PROC68.</b></p>	<p><b>NORTH TOTTENHAM DECENT HOMES WORKS PHASE NT3</b></p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the contract for the North Tottenham Decent Homes Works Phase NT3 contract be awarded to Lovell Partnership Ltd as allowed under Contract Standing Order (CSO) 11.03.</li> <li>2. That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.</li> </ol>	
<p><b>PROC69.</b></p>	<p><b>NORTH TOTTENHAM DECENT HOMES WORKS PHASE NT4</b></p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the contract for the North Tottenham Decent Homes Works Phase NT4 contract be awarded to Lovell Partnership Ltd, as</li> </ol>	

**MINUTES OF THE CABINET PROCUREMENT COMMITTEE  
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	<p>allowed under Contract Standing Order (CSO) 11.03.</p> <p>2. That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.</p>	
<p><b>PROC70.</b></p>	<p><b>SOUTH TOTTENHAM DECENT HOMES WORKS PHASE ST1</b></p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li>1. That the contract for the South Tottenham Decent Homes Works Phase ST1 contract be awarded to Apollo Group Ltd as allowed under Contract Standing Order (CSO) 11.03.</li> <li>2. That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.</li> </ol>	
<p><b>PROC71.</b></p>	<p><b>CONSULTANTS FOR CONSTRUCTION WORK FRAMEWORK AGREEMENT - AWARD OF CONTRACT</b></p> <p>We received a report seeking Member agreement to enter into a Framework Agreement for the provision of construction-related consultancy services with a single lead supplier as identified in the Appendix to the report.</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>Following discussions with Officers, Members received assurances that the second phase involving housing would not be implemented until the completion of statutory consultation.</p> <p><b>RESOLVED:</b></p> <p>That approval be given to the proposal to enter into a Framework Agreement for the provision of construction-related consultancy services with the single lead supplier NPS Property Consultants Ltd as allowed under Contract Standing Order (CSO) 11.03, for a period of two years with the option to extend the framework agreement for a further two years on an annual basis subject to satisfactory performance of the company.</p>	



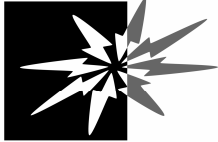
**MINUTES OF THE CABINET PROCUREMENT COMMITTEE  
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<b>PROC72.</b>	<p><b>CONSULTANTS FOR CONSTRUCTION WORKS FRAMEWORK AGREEMENT (ADDITIONAL SERVICES) - AWARD OF CONTRACT</b></p> <p>We received a report requesting agreement to enter into a Consultants For Construction Works (Additional Services) Framework agreement with the companies identified in the Appendix to the report.</p> <p>Details of the contracts which were set out in the Appendix to the interleaved report were the subject of a motion to exclude the press and public from the meeting as they contained exempt information relating to the business or financial affairs of any particular person (including the Authority holding that information).</p> <p>Following discussions with Officers, we requested that information on the hourly rates of the companies identified be provided to the Committee. We further requested a briefing and presentation on the process which would be followed upon the Council entering into the Framework Agreement.</p> <p>Officers also promised to provide Members with information on the number of Project Managers who were agency staff.</p> <p><b>RESOLVED:</b></p> <p>That approval be given to the proposal to enter into a Consultants for Construction Works (Additional Services) Framework Agreement with:</p> <ul style="list-style-type: none"> <li>➤ John Burke Associates for provision of clerk of works services</li> <li>➤ Gardiner &amp; Theobald LLP for provision of CDM co-ordinator services</li> <li>➤ Frankham Consultancy Group, Erinaceous Group, Keegans Ltd, Potter Raper partnership LLP for provision of quantity surveying</li> </ul> <p>as allowed under Contract Standing Order (CSO) 11.03, for a period of two years with the option to extend the framework agreement for a further two years on an annual basis subject to satisfactory performance of those companies.</p>
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CHARLES ADJE

Chair

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**Haringey** Council

## REPORT TEMPLATE

Agenda item:

**(No.)**

**Procurement Committee**

**On 29<sup>th</sup> April 2008**

Report Title: **Wood Green Decent Homes Works Phase WG1.**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards(s) affected: **White Hart Lane**

Report for: **Key Decision**

### 1. Purpose

1.1 To inform Members that the Decent Homes Programme for The Weymarks will commence on 19<sup>th</sup> May 2008.

### 2. Introduction by Cabinet Member (if necessary)

2.1 In accordance with our commitment to achieve Decent Homes standards to our homes, properties within this phase have been surveyed and works will include a new roof and rainwater goods, internal rewires, kitchen and bathroom refurbishment, brickwork repairs, external decorations and installation of digital satellite TV.

### 3. Recommendations

3.1 That members agree to award the contract for the above Project to the contractor named in Appendix A1.0, as allowed under Contract Standing Order (CSO) 11.03.

3.2 That the total Agreed Maximum Price excluding fees as detailed in Para 2.1 of Appendix A be noted.

Report Authorised by: **Niall Bolger, Director of Urban Environment**

Contact Officer: **Pauline Hinds**  
**Strategic Client Representative**  
**Homes for Haringey, River Park House (6<sup>th</sup> Floor)**  
**225 High Road. London N22 4HQ**  
Tel no: 020 8489 1151, e.mail: [pauline.hinds@homesforharingey](mailto:pauline.hinds@homesforharingey)

#### **4. Chief Finance Officer Comments**

- 4.1 It should be noted that on 13<sup>th</sup> Feb 2007, this committee approved framework agreements to Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed to the 112 properties in the Wood Green area, priced in accordance with the framework agreement.
- 4.2 Members will be aware that CLG has approved the funding for Decent Homes, totalling £198.5m phased over six years of which £23m has been approved for 2008-09. This scheme is included in the schedule for 2008-09, thus will be funded from this budget.

#### **5. Head of Legal Services Comments**

- 5.1 This report is seeking Procurement Committee approval to award a call-off contract for Decent Homes works at various addresses (see Appendix 2) which are in the North Tottenham area of the borough, to the contractor recommended in paragraph 3 of this report.
- 5.2 Cabinet Procurement committee had on 13<sup>th</sup> February 2007 granted approval to the award of four Decent Homes Constructor Partner Framework Agreements in respect of four areas within the Borough (Wood Green, Hornsey, North Tottenham and South Tottenham) to four respective contractors, of which the recommended contractor is one.
- 5.3 The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006, as confirmed by external legal advisers (Trowers and Hamlin) who provided legal advice on the procurement of the Framework Agreements.
- 5.4 The contractor recommended in Paragraph 3 of this report was awarded the Framework Agreement in respect of the Wood Green area of the borough.
- 5.5 As the value of the contract is above the Council's Key Decision threshold of £500,000, the Council's Arms Length Management Organisation, Homes for Haringey, who undertook the procurement of the contract on behalf of the Council have confirmed that in accordance with CSO 11.04, details of this contract have been included on the Forward Plan (Version 71), ,
- 5.6 As the value of the proposed contract exceeds £250,000 the award must be agreed by the Procurement Committee in accordance with CSO 11.3.

5.7 The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendation as to the award, as set out in paragraph 3 of this report.

## **6. Head of Procurement Comments**

6.1 The selection of the contractor for these works has been undertaken from the Decent Homes contractor framework.

6.2 The Client needs ensure that a risk register is in place for the works and are monitored on a regular basis

6.3 An agreed Maximum price has been agreed by the parties prior to start on site in accordance with the process allowed under the form of contract.

6.4 The Head of Procurement therefore state that the recommendations in this report offer best value for the Council.

## **7. Local Government (Access to Information) Act 1985**

7.1 The background papers relating to this project are:

- 'The Award of Framework Agreements to four Decent Homes Constructors Partners'.
- Pre Qualification Questionnaires (PQQ) Responses from Constructors dated September 2006.
- Short List Report dated October 2006
- Invitation to Tender Document dated October 2006
- Tender Reports dated February 2007
- 

These can be obtained from Pauline Hinds – Strategic Client Representative on 020 8489 1151.

7.2 This report contains exempt and non exempt information. Exempt information is contained in Appendix A of this report and is **NOT FOR PUBLICATION.**

The

exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

## **8. Strategic Implications**

8.1 The works within this phase form part of the Decent Homes Programme, which will take place over a duration of 5 years.

## **9. Financial Implications**

- 9.1 This scheme is estimated to cost the amount set out in paragraph 2.3 of Appendix A.
- 9.2 Provision for the main works and fees exists within the Decent Homes Capital Budget for 2008/2009. A small amount of fees is to be paid in 2009/10 and will be met from the Decent Homes allocation for that year.

## **10. Legal Implications**

- 10.1 See section 5 above

## **11. Equalities Implications**

- 11.1 The works will ensure that all tenants and leaseholders living throughout the borough will reside in a decent home by the end of this programme of work.
- 11.2 This improvement will benefit all occupants of the properties, which include disabled, elderly and people from the minority ethnic communities.

## **12. Consultation**

- 12.1 Homes for Haringey have carried out detailed consultation on this project by a resident meeting and detailed newsletters.

## **13. Background**

- 13.1 The requirement for all local authority homes to meet the Decent Homes Standard was set out by The Office of the Deputy Prime Minister (ODPM) now known as Department for Communities and Local Government (DCLG) in February 2003. The objective of the Decent Homes Standard is that every tenanted home should be decent in accordance with the guidelines of the ODPM (now DCLG) by December 2010.
- 13.2 The Decent Homes Programme is a long term programme of major investment to bring all tenanted homes up to a decent standard. Environmental improvements, including sustainability issues, may represent up to 5% of the overall programme.
- 13.3 Managing and delivering the Decent Homes programme to cost, time and to the expectation of the tenants and residents of Haringey is paramount and as such requires the appointment of Constructors with a proven track record of delivering a similar programme for other Local Authorities/ALMOs.
- 13.4 On 13<sup>th</sup> Feb 2007, this committee approved the framework agreements to four Decent Homes contractors and 4 compliance teams, to cover 4 areas. This report details the specific works needed

to the 112 properties in the Wood Green area, priced in accordance with the framework agreement.

- 13.5 The procurement and delivery of the Decent Homes Constructors has been managed by Homes for Haringey under the terms of its management agreement with the Council.

Number of dwellings in project	112
Total estimated construction cost (excluding fees)	para
2.1 Appendix A	
Anticipated Contract start on site	19 May 2008
Anticipated Contract completion	12
January 2009	
Contract duration	32
weeks	
Contractor	Mulalley & Co.
Ltd	

#### 14. Agreed Maximum Price

- 14.1 The Agreed maximum price is based on the schedule of rates contained within the Contractors tender returned on 30<sup>th</sup> November 2006.
- 14.2 The Agreed Maximum Price is the procedure for determining the cost of a project under the PPC2000 (Project Partnering Contract) form of contract. The PPC2000 form of contract was formed from the 'Egan Report' and was designed to allow the early appointment of constructors and specialists.
- 14.3 It is designed to allow for a multi party approach by the client, constructor, consultants and specialists to provide a consistent approach to working within a partnering ethos.
- 14.4 PPC2000 provides the opportunity to progress joint selection of supply chains and supply chain partnering to encompass value engineering and allows for 'open book' accountability.

#### 15.0 Proposed Work

- 15.1 The works will include, a new roof and rainwater goods, internal rewires, kitchen and bathroom refurbishment, brickwork repairs, external decorations and installation of digital satellite TV.

Type of Dwellings	No. of Units
Med Rise block	112

- 15.2 The properties in this project are located at:

1-112 The Weymarks N17.

## **16.0 Leasehold Information**

16.1 There are 15 leaseholders in this phase of works and these are as follows:

The Weymarks 2, 3, 5, 13, 16, 29, 44, 59, 60, 77, 78, 98, 103, 106, 107,

## **17.0 Leasehold Consultation**

17.1 Homes for Haringey is conducting formal consultation with every leaseholder in the Borough in order to fulfil the Council's obligations under The Service Charges (Consultation Requirements) (England) Regulations 2003 ('the Regulations'). A Notice of Intention to appoint Constructor Partners was sent to leaseholders on the 21<sup>st</sup> of July 2006. The form and content of the Notice was approved by Mr Jonathan Brock, a leading property law Queen's Counsel, before it was issued. In March last year the LVT awarded the dispensation in respect of the appointment of the Constructor Partners.

## **18.0 Leasehold Implications**

18.1 As a result of applications made under the Right to Buy legislation, there are 15 leaseholders as well as council tenants, living in the properties affected by the works described in this report.

18.2 Under the terms of their lease the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by the freeholder through the lessees service charge account.

18.3 In accordance with the Commonhold and Leasehold Regulation 2002, under schedule 3, notice was issued on the 20<sup>th</sup> March 2008 to expire on the 19<sup>th</sup> April 2008.

18.4 The notice will give a description of the proposed works and provided details for the costs of the works. The leaseholder consultation process will not be complete until 30 days after the date of the serving of the Notice. The Legal Service is satisfied that leaseholder consultation has been carried out to date in accordance with the relevant legal requirements.

18.5 The total amount estimated to be recovered from 15 leaseholders is £1,714,318 detailed in paragraph 3.0 of Appendix A.

18.6 The charges to all 15 leaseholders are limited to the estimates contained in their Offer Notices. Invoices for these works are



included with the annual Certificate of Actual Service Charge, which is sent to every leaseholder after the end of the financial year. Each invoice will be calculated on the basis of the stage payments and other costs incurred in respect of the contract during the year. The invoice will be payable interest free over a period of up to one year. For longer periods interest is chargeable, currently at 7.46%.

### **17.0 Project Management**

17.1 Homes for Haringey, managing this contract on behalf of the Council have appointed a project manager to manage the project team. A risk assessment has been carried out and it will be reviewed at the monthly progress meeting.

17.2 The key members of the project team are as follows:

Pauline Hinds	Strategic Client Representative – Homes for Haringey
Peter Docherty	Compliance Team - Rider Levett and Bucknall

### **18.0 Health and Safety Implications**

18.1 All contractors invited to tender have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety policy.

18.2 The Construction (Design and Management) Regulations 2007 apply to this project and the contractor's Construction Phase Health and Safety Plan will be checked and approved by the CDM Co-ordinator before works start on site.

### **19.0 Sustainability**

19.1 The scheme has been carefully designed where possible to allow for minimising waste during the construction and the useful life of the products.

19.2 The existing flat roof is in poor condition and cannot be economically replaced. The roof will be replaced with a pitched roof with aluminium trusses, coated steel replicas roof tiles and aluminium gutters and downpipes. The life expectancy of the new roof will be 60 years and during this time will require minimum maintenance.

19.3 The new roof will improve the thermal capacity of the blocks, improving energy efficiency and reduction in CO<sub>2</sub> emissions.

19.4 The existing trunking and conduits will be used to run the new wiring where possible, thereby retaining any equipment which still has a useful life. The new wiring contains an element of copper, a material that can be recycled at the end of its useful life.

19.5 The new wiring will reduce the need for maintenance as testing of the electrical system will only need to be carried out after ten years for dwellings and five years for the landlord's services.

19.6 The dwellings that benefit from new kitchen and bathroom replacement will be fitted with two low energy light fittings.

19.7 The selected kitchen, Symphony, has received the F.I.R.A Gold Award and Kite mark Certification with a life expectancy of thirty years.

19.8 Providing an integrated satellite reception system reduces the quantity of satellite dishes fixed to the property, resultant damage to the building fabric and gives lower income families access to increased TV viewing choice.

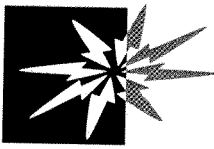
19.9 The contractor is registered and comply with the Considerate Constructors Scheme.

## **20. Conclusion**

20.1 That the procurement committee accept the recommendations outlined in section 3 above.

## **21 .Use of Appendices/Tables/Photographs**

**Appendix A** Exempt information



Haringey Council

Agenda item:

**[No.]****Procurement Committee****On 29 April 2008**

Report Title: **A Further Update on the Procurement of an ICT Managed Services Provider for the Building Schools for the Future Programme**

Forward Plan reference number (if applicable): **FP71**

Report of: **Director of Children and Young People's Service**

Wards(s) affected: **N/A**

Report for: **Information**

### 1. Purpose

1.1 This report is the fourth in a series which seeks to update Members on the procurement procedure currently underway and progress made to date in the procurement of an ICT (Information and Communications Technology) Managed Service Provider (MSP) for the Building Schools for the Future (BSF) Programme.

### 2. Introduction by Cabinet Member

- 2.1 Securing an ICT Managed Service Provider in Haringey secondary schools is central to the Council's vision to achieve transformation in teaching and learning. The process of procuring this service has included extensive dialogue with schools and is a regular item on key stakeholder groups.
- 2.2 Good progress is being made through the competitive dialogue procurement process to shape a service that meets the needs of the Council and its schools. I fully support this process and the progress that is being made and recommend the report to the Procurement Committee.

### 3. Recommendations

- 3.1 That Members note the purpose of this procurement is to let a contract to a single supplier to provide a solution to supply and install all the required ICT equipment, software and networks for secondary schools in the borough and provide maintenance and associated services for a minimum period of 5 years.
- 3.2 That Members note that this is the fourth of five reports (four for information and the

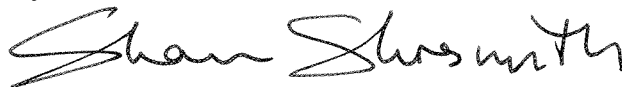


fifth for award of contract) for presentation at Procurement Committee to be scheduled at key stages of this procurement to keep Members informed of progress.

3.3 That Members note the procurement procedure currently underway and progress made to date as outlined in this report.

3.4 That Members note that upon conclusion of the procurement procedure a further report seeking Members' agreement to award the contract for an ICT MSP for the BSF programme with a total contract value of approximately £26 million for a 5 year contract term to the preferred bidder will be made.

Report Authorised by:



**Sharon Shoemith**

Director of The Children and Young People's Service

Contact Officer: **Graham Jones**, BSF ICT Procurement Manager, IT Services  
telephone no.: 020 8489 1760  
e-mail: [grahamY.jones@haringey.gov.uk](mailto:grahamY.jones@haringey.gov.uk)

#### **4. Chief Financial Officer Comments**

4.1 The Chief Financial Officer has been consulted on this report and has no specific comments to make other than to note that the costs of the ICT managed services provider is budgeted for within the overall BSF programme.

#### **5. Head of Legal Services Comments**

5.1 The contract to which this report relates has been advertised in the Official Journal of the EU, using the competitive dialogue procedure – a relatively new procedure introduced under the Public Contracts Regulations 2006 for use in the procurement of complex contracts, which allows a procuring authority enter into dialogue with interested contractors prior to awarding a contract.

5.2 As the report states on the 1 April 2008 the BSF Board has granted authority to close the Dialogue stage subject to approval by Partnerships for Schools. Once Dialogue has been closed the remaining two bidders will be invited to submit final bids.

5.3 The Head of Legal Services has light-touch monitored the work of the BST team's external legal advisers (Eversheds) in respect of this procurement and confirms that the procurement process undertaken in respect of the contract to dated has been in



compliance with the provisions of the Public Contracts Regulations 2006.

## **6. Head of Procurement Comments**

6.1 6.1 The Head of Procurement notes the process and progress made so far in this procurement and supports the recommendations outlined in paragraph 3.

6.2 The Competitive Dialogue process is a relatively new process, and lengthier than other procurement processes hitherto used by Haringey. It is therefore prudent that officers inform members as to the progress made and that they advise of the expected timescales and desired outcomes.

## **7. Local Government (Access to Information) Act 1985**

7.1 The following background documents were used in the preparation of this report:  
None

## **8. Strategic Implications**

8.1 The BSF programme aims to enable every local authority in England to rebuild, renew or renovate every secondary school and Haringey Council has secured approximately £194 million of funding to spend on maintaining and improving their secondary school buildings and to build a new Sixth Form Centre, the funding available for ICT investment is approximately £26 million.

8.2 The outcome of this procurement intends to provide the Council with an innovative managed services solution to promote a 21st century ICT-enabled learning environment in Haringey's secondary schools (including the Sixth Form Centre).

## **9. Background**

9.1 The BSF programme was launched by the Department for Education and Skills (DfES), now the Department for Children, Schools and Families (DCSF), in February 2003 and is the biggest single government investment in improving school buildings for over 50 years. The aim is to enable every local authority in England to rebuild, renew or renovate every secondary school over a 10-15 year period to bring the learning environment for Haringey's young people aged 11-19 into the 21st century.

9.2 Partnerships for Schools (Pfs) is a Non-Departmental Public Body (NDPB), wholly owned by the DCSF but jointly funded by DCSF and Partnerships UK. Pfs provide a range of specialists to work with local authorities to help develop the education vision and ensure that the BSF programme is delivered in the most cost-effective way for the taxpayer.

9.3 The investment is in the design and construction of school buildings and also in ICT to support the government's educational reform agenda. Haringey Council is a wave 2





and 4 local authority and has secured approximately £194 million of funding (including contributions from the DfES, Learning and Skills Council and other associated funds), to spend on maintaining and improving their secondary school buildings and to build a new Sixth Form Centre, the funding available for ICT investment is approximately £26 million.

- 9.4 The procurement of the construction and ICT elements are being managed as separate procurement projects under the BSF programme. This report aims to inform Members of the Procurement Committee of the procurement procedure for the ICT element only.

## **10. Summary of the Procurement Procedure reported to previous Procurement Committees**

- 10.1 This is the fourth of five reports (four for information and the fifth for award of contract) for presentation at Procurement Committee scheduled at key stages of the procurement procedure to keep Members informed of progress. The first report was presented to Procurement Committee on 13 March 2007 [Minute No. PROC44.], the second on 27 June 2007 [Minute No. PROC11.] and the third on 27 November 2007 [Minute No. PROC35]
- 10.2 The procurement is being conducted using the competitive dialogue procedure and commenced in December 2006 with the advertisement of the Contract Notice in the Official Journal of the European Union (OJEU).
- 10.3 Evaluation of suppliers' Pre-Qualification Questionnaires (PQQs) resulted in a long-list of 6 bidders to Invite To Participate in Dialogue (ITPD) ; the first of two stages in the Dialogue phase of the procurement which commenced in March 2007.
- 10.4 Evaluation of bidders' written responses to the ITPD and presentations resulted in a recommendation for a short-list of three bidders to be Invited To Continue Dialogue (ITCD); the second stage in the Dialogue phase of the procurement.
- 10.5 The recommendation for the long-list and short-list of bidders was approved by the BSF Programme Board on 13 March and 22 May respectively.
- 10.6 Initial Bids were invited from short-listed suppliers in September 2008, which were received on 12 October 2007.

## **11. Progress Made in the Procurement Procedure since the last report**

- 11.1 At the time of the last report, 3 short-listed bidders had submitted Initial Bids and detailed evaluation and feedback to suppliers was being undertaken.
- 11.2 In December 2007, the short-list of 3 suppliers was reduced to the final 2 bidders who have continued dialogue with the Council. This phase of dialogue has included a series of meetings to
- 11.2.1 Refine the technical solutions being offered to ensure that they meet the requirements of Haringey's schools.
- 11.2.2 Conduct detailed analysis of key components of the solutions (the Managed Learning Environment, for example)



11.2.3 Ensure that proposals are affordable

11.2.4 Agree the contractual terms that each bidder is offering

11.3 During February and March 2008, Secondary Heads have been engaged through a series of consultation meetings with the BSF team to ensure an understanding of the solutions, the impact at school level of the new service and the contractual terms.

11.4 Short-listed suppliers have also presented overviews of the solutions and approach to Secondary Heads

11.5 Authority to close the dialogue and to invite final bids was agreed by the BSF Board on 1<sup>st</sup> April 2008, subject to approval by Partnerships for Schools. A Case conference with Partnerships for Schools has been arranged for 9<sup>th</sup> April 2008.

11.6 Once Dialogue has been closed, the remaining two bidders will be invited to submit Final Bids, which will be evaluated by the BSF ICT Group and the Core Group representing schools. Part of this evaluation will include schools representatives attending reference sites to see the systems proposed in live operation.

11.7 Evaluation of final bids is planned to conclude by mid May 2008 resulting in a Preferred Bidder being identified. The final report in June 2008 will present the evaluation conclusions and seek approval from the Procurement Committee for the award of contract to the Preferred Bidder.

## **12. Financial Implications**

12.1 There are no direct financial implications of this report.

## **13. Legal Implications**

13.1 There are no direct legal implications of this report.

## **14. Equalities Implications**

14.1 There are no direct equalities implications of this report.

## **15. Consultation**

15.1 Consultation continues throughout the procurement process with stakeholders in the BSF programme, including but not limited to representatives from Haringey secondary schools, the Council, Partnerships for Schools, Eversheds (the Council's retained external Legal advisors) and Members of the Procurement Committee.

15.2 The Council's Heads of Procurement and Legal Services have also been consulted on a regular basis.

15.3 Further consultation with Members of the Procurement Committee will continue with the presentation of a fifth and final report (anticipated to be in June 2008) to recommend the award of contract to the Preferred Bidder.

## **16. Conclusion**

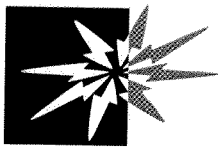


- 16.1 The BSF programme aims to enable every local authority in England to rebuild, renew or renovate every secondary school and Haringey Council has secured approximately £194 million of funding to spend on maintaining and improving their secondary school buildings and to build a new Sixth Form Centre, the funding available for ICT investment is approximately £26 million.
- 16.2 This report seeks to update Members of the Procurement Committee of the procurement procedure currently underway for the ICT element of the BSF Programme and progress made to date.
- 16.3 The outcome of this procurement intends to provide the Council with an innovative managed services solution to promote a 21st century ICT-enabled learning environment in Haringey's secondary schools (including the Sixth Form Centre).

**17. Use of Appendices / Tables / Photographs**

- 17.1 None





Agenda item:

[No.]

**Procurement Committee**

On 29<sup>th</sup> April 2008

Report Title: **Information Report advising the Procurement Committee of the status of the Building Schools for the Future's (BSF) Constructor Partners (CP) Framework.**

Forward Plan reference number (if applicable): **N/A**

Report of: **Director of the Children & Young People's Service**

Wards(s) affected: **All**

Report for: **Non Key**

**1. Purpose**

1.1 To advise the Procurement Committee of the status of the BSF framework of Constructor Partners.

**2. Introduction by Cabinet Member (if necessary)**

2.1 With a strong framework the Council will be able to achieve best value in the mini competitions ensuring as much capital as possible is spent to the benefit of the schools and local communities.

**3. Recommendations**

3.1 That the Procurement Committee note progress on the Building Schools for the Future Constructor Partners framework.

Report Authorised by:

Sharon Shoemith  
Director  
The Children and Young People's Service

Contact Officer: **Gordon Smith, Building Schools for the Future Programme Director**

e-Mail: [Gordon.smith@haringey.gov.uk](mailto:Gordon.smith@haringey.gov.uk)

Telephone: **020 8489 5368**

#### **4. Chief Financial Officer Comments**

4.1 The Chief Financial Officer has been consulted on this report and has no specific comments to make.

#### **5. Head of Legal Services Comments**

5.1 The Public Contracts Regulations allows local authorities to enter into framework agreements with contractors and to select contractors for specific projects from the contractors with which it has concluded framework agreements.

5.2 The framework to which this report relates has been advertised in the Official Journal of the EU using the restricted procedure.

5.3 In April 2007 the Procurement Committee had agreed the appointment of six recommended contractors to the BSF Constructor Partners Framework Agreement.

5.4 Five of the Constructor Partners have agreed Terms and Conditions with the Council and have been admitted to the framework.

5.5 The Council is currently awaiting confirmation from Galliford Try that they will sign up to the Terms and Conditions as agreed by the other Constructor Partners.

5.6 The Head of Legal Services notes the content of the report and confirms there are no legal reasons preventing Members from approving the recommendations of this report.

#### **6. Head of Procurement Comments**

6.1 The framework has been carried out in accordance with the EU directives.

6.2 Six contractors were originally appointed of which five have now agreed to the terms and conditions within the framework. This allows the mini competition process to proceed.

6.3 The Client needs to ensure that a risk register is in place for the framework and it is monitored on a regular basis.

6.4 The Head of Procurement therefore states that the framework is adequate to give best value for the Council.

#### **7. Local Government (Access to Information) Act 1985**

7.1 [List background documents]

7.2 [Also list reasons for exemption or confidentiality (if applicable)]

#### **8. Strategic Implications**



- 8.1 The framework has one CP not signed up to the Terms and Conditions, Galiford Try. Galiford Try is able to service the larger contracts and if they signed up to the Terms and Conditions of the framework they would underpin the already competitive tendering process. With the five other CPs signed up there is no concern regarding achieving best value through mini competitions.
- 8.2 Galiford Try is seeking an amendment in the draft collateral warranty agreement between it and the third party beneficiary. The position is that consequential losses are unlimited (uncapped) in the BSF CP framework agreement. Galiford Try wants a cap on it.
- 8.3 The other five CPs accepted the terms with an uncapped consequential loss.

## **9. Financial Implications**

- 9.1 With five Constructor Partners, (Durkan, Breyer, Wilmot Dixon, Balfour Beatty and Apollo) signed up to the terms and conditions of the BSF CP framework, the assessment is that real competition can be achieved through the project mini competitions at the appropriate time.
- 9.2 The five contractors are viewed to be adequate to achieve best value.
- 9.3 With the recent contractual confirmation of Wilmot Dixon and Balfour Beatty, the framework is viewed to be strong in capacity and able to manage the BSF contracts.
- 9.4 The cost of engaging any contractor through the mini competition process is budgeted within the current BSF Project cost plans.

## **10. Legal Implications**

- 10.1 [click here to type]

## **11. Equalities Implications**

- 11.1 [click here to type]

## **12. Consultation**

- 12.1 A meeting between the head of Corporate Procurement, the Principal Lawyer for Partnership & Regeneration, The Programme Director for BSF, The BSF Construction Stream Lead, Eversheds (legal advisors) and BSF Procurement Support Manager took place on the 4<sup>th</sup> march 2008. It was agreed that the five constructors, who accept the terms and conditions of the framework, is completely adequate to serve the BSF programme and achieve best value.

## **13. Background**

- 13.1 The Council formed a framework of constructors to work on the design and build stages of the BSF construction programmes.
- 13.2 The Framework is set up under European legislative guidelines with six suitable tenderers (constructors) invited to join the framework.
- 13.3 Legal advisors, Eversheds, advised on the terms and conditions of the framework. They have encountered several challenges in multiple areas of the overall framework contract (a bespoke form of contract unique to BSF projects and non-industry standard).

13.4 Over the last six months, the concerns have been discussed and negotiated to a position where five contractors out of six have signed and returned the framework agreement.

13.5 With these signatures, the framework is live and BSF is able to conduct mini competitions from it.

**14. Conclusion**

14.1 The BSF framework is sufficiently strong to serve the programme of works while achieving best value.

**15. Recommendations**

15.1 That the Procurement Committee note progress on the Building Schools for the Future Constructor Partners framework.

**16. Use of Appendices / Tables / Photographs**

Agenda item:

**[No.]****Procurement Committee****On 29<sup>th</sup> April 2008**

Report Title: **Building Schools for the Future (BSF): Information Report following a Delegated Authority award of a pre-construction agreement for Woodside Inclusive Learning Campus.**

Forward Plan reference number: N/A

Report of: **Director of the Children & Young People's Service**

Wards(s) affected: **Woodside**

Report for: **Information**

**1. Purpose**

1.1 To inform the Procurement Committee of a Delegated Authority award following a mini competition from the BSF Constructor Partners framework.

**2. Introduction by Cabinet Member**

2.1 Woodside Inclusive Learning Campus is the first of the twelve schools in the Building Schools For the Future programme to advance to the pre-construction stage.

2.2 This project is of major significance to the school and the local community, who will all benefit from the enhanced facilities and consequential transformation.

**3. Recommendations**

3.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

**Report Author:** David Bray

**Report Authorised by:**

Sharon Shoesmith  
Director The Children and Young People's Service

**Contact Officer:** Gordon Smith, BSF Programme Director  
e-Mail: [Gordon.smith@haringey.gov.uk](mailto:Gordon.smith@haringey.gov.uk)  
Telephone: 020 8489 5368

#### **4. Chief Financial Officer Comments**

4.1 The Chief Financial Officer has been consulted on the preparation of this report and notes that the cost of awarding the pre-construction contract is budgeted for within the overall BSF Construction Cash Limited budget.

#### **5. Head of Legal Services Comments**

5.1 The Framework Agreement ("the Framework") to which this report relates has been advertised in the Official Journal of the EU using the restricted procedure-a procedure by which expressions of interest are invited with a selection of those who have expressed an interest in being invited to tender.

5.2 Under the Council's Contract Standing Orders CSO 11.02 any contract let under a framework agreement with an estimated value of less than £250.000 may be awarded by a Director.

5.3 Under the Council's Contract Standing Orders CSO 11.03 any contract (whether let under a framework agreement or otherwise) with an estimated value of over £250.000 must be awarded by Procurement Committee.

5.4 On the 27 June 2007 the Procurement Committee under CSO 11.03 delegated power to award call off contracts under the Framework to the Director of Children and Young People's Services in consultation with the Cabinet Member for Children and Young People.

5.5 The Head of Legal Services notes the content of the report and confirms there are no legal reasons preventing members from approving the recommendations of the report.

#### **6. Head of Procurement Comments**

6.1 The selection of the contractors to compete within the mini competition has been carried out in accordance with the BSF Framework agreements

6.2 A mini competition was undertaken with those contractors who are suitable to carry out the works.

6.3 A price quality assessment has occurred 70%/30%.

6.4 The Head of Procurement therefore states that the recommendations in this report offer overall best value for the Council.

#### **7. Local Government (Access to Information) Act 1985**

7.1 The following background documents were used in the production of this report:

- Haringey Council's BSF Construction Framework documentation.
- The Council's Standing Orders

7.2 This report contains exempt and non-exempt information. Exempt information is contained in the appendices and is not for publication.

7.3 The exempt information is under the following categories:

- The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.
- Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.
- The identity of any person offering any particular tender for a contract for the supply of goods or services.

## **8. Background**

8.1 At the Procurement Committee meeting held on the 27th June 2007 Members agreed:

- That the award of the call off contracts, to contractors for the individual school project under the Building Schools for the Future Programme, be made by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People or, in her absence, the Leader of the Council.
- That approval be granted to the appointment of an additional Councillor to serve on the BSF Programme Board to provide further clarity and oversight into the activities of that Programme.
- That all decisions taken and progress made in the mini-competitions be reported to the next available meeting of the Procurement Committee.

8.2 Procurement Committee agreed a framework of six Constructor Partners (CP) in April 2007. The selection of the CP for the Woodside project followed a mini-competition between the BSF framework contractors, the winning bidder being awarded a contract for pre-construction services, and the opportunity to negotiate an Agreed Maximum Price. The tenders required bidders to respond with an indicative cost plan for the construction, site preliminaries and confirm their fees to carry out the pre-construction stage of the project.

8.3 Five contractors from the CP framework passed the financial criteria set to enter a mini competition; All bidders responded, with tender opening taking place on the 12<sup>th</sup> November 2007. For the names of the bidders see Appendix 18.1.

## 9. Evaluation

9.1 The submission was evaluated as follows:

### Price (30% of total score)

9.1.1 The Contractor that submitted the lowest bid in terms of central office overheads and profits based on the anticipated net value of construction scored 100 points. All other tenders score 100 points less 1 for every percentage that their price exceeded the lowest bid. The point score was weighted by 30%.

### Quality of tender submission (40% of total score)

9.1.2 The following elements made up the quality score:

- A. Confirmation that the initial pricing response still stood and adjustment of it complied with any revised programme information.
- B. Pricing of project specific preliminary items such as:
  - Provision of tower cranes
  - Scaffolding
  - Protection
  - A separate sheet detailing fixed and time related charges was requested.
- C. Quality of the cost plan – The Council looked for comfort that the initial cost plan levels were acceptable and therefore the cost plan was judged on the amount of consideration given to produce an accurate cost plan, the amount of back up provided on a micro and macro level. The actual final price of the cost plan was not considered in the evaluation of this submission.
- D. Proposed management structure and details of any sub-consultants.
- E. CVs of the relevant individuals who will be involved day to day provision of the works including the on site management team and an indication of how the scheme contractor would deal with fluctuations in the work load in terms of resources.
- F. Anticipated programme – The Council looked for comfort that the initial programme durations are acceptable and a statement was asked for to confirm that.

9.1.3 The Council also looked to use the Contractors' knowledge and experience and any innovative alternative programme solutions suggested were welcomed and reflected in the score for this part of the tender submission.

9.1.4 Scores were awarded for each of the categories above and then the total was weighted at 40%.

### **Interview (30% of total score)**

9.1.5 The Contractor Partners interviews were held on the 21 November 2007 at Haringey Civic Centre, representatives from Haringey's Construction Procurement Group, Potter Raper Partnership, TP Bennett (the Design Team Partner), the Construction Project Manager, Woodside School, and Moselle School attended.

9.1.6 Each of the five Contractors who submitted a tender was interviewed. The personnel who would be working on the project were asked to present against three key criteria decided by the schools and their proposed logistics statement. A panel individually scored each response and the average score weighted by 30%.

The three criteria were as follows:

- A. How the Contractor ensures close liaison with Woodside School to prevent interruptions to school activity and how will Health and Safety requirements be monitored?
- B. How the Contractor keeps the school and the community informed of activities and planned works?
- C. How the Contractor contributes to engaging the school community and the local community in fulfilment of the project?

9.2 Each Contractor Partner was scored out of 20 points, 14 points were allocated to the explanation of their logistics statement and 2 points were allocated to each of the responses to three questions raised by the school.

9.3 The table in Exempt Appendice 18.1 shows the outcome of the evaluation

## **10. Conclusion**

10.1 The Evaluation Matrix shows the contractors' scores in each category and their overall score (in bold). The Director of the Children and Young People's Service was recommended to award the pre-construction contract to the contractor with the highest score for the pre-agreed sum. This decision was made by the Director and the Lead Member on the 18/12/07.

## **11. Sustainability:**

11.1 The Woodside ILC scheme exhibits a number of sustainability features. The main boiler in the new block uses biomass fuel, and the new special school contains a combined heat and power unit. The new build areas, apart from the ICT suites, are passively ventilated. Rainwater harvesting is proposed, and use of grey water is being investigated.

## **12. Financial Implications**

The cost of awarding the pre-construction contract for the Woodside ILC BSF Project is budgeted within the overall Construction Cash Limited Budget of £26,247,980.

## **13. Legal Implications**

## **14. Equalities Implications**

14.1 The Woodside ILC project is designed to be fully accessible to all levels of physical ability. As part of the vision for the campus the facilities will be open to the local community.

## **15. Consultation**

15.1 The designs have been made available for resident drop ins, school parents' days, area assemblies and information has been posted through the doors of local residents.

15.2 Full consultation has been undertaken as part of the BSF Stage approvals; this had included consultation with Partnership for Schools, CABE, Council planners and building control, the Fire Officer and the Police (Secured by Design).

15.3 Further consultation will take place as part of the planning application process, which has recently started.

## **16. Recommendation**

16.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

## **17. Use of Appendices / Tables / Photographs**

17.1 Evaluation Matrix (18.1)

17.2 Recommended contractor and sum (18.2)



Agenda item:

**[No.]****Procurement Committee****On 29<sup>th</sup> April 2008**

Report Title: **Building Schools for the Future (BSF): Information Report following a Delegated Authority award of a pre-construction agreement for Gladesmore Community School.**

Forward Plan reference number: N/A

Report of: **Director of the Children & Young People's Service**

Wards(s) affected: **Seven Sisters**

Report for: **Information**

**1. Purpose**

1.1 To inform the Procurement Committee of a Delegated Authority award following a mini competition from the BSF Constructor Partners framework.

**2. Introduction by Cabinet Member**

2.1 Gladesmore Community School is the second of the twelve schools in the Building Schools For the Future programme to advance to the pre-construction stage.

2.2 This project is of major significance to the school and the local community, who will all benefit from the enhanced facilities and consequential transformation.

**3. Recommendations**

3.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

**Report Author:** David Bray

**Report Authorised by:**

Sharon Shoesmith  
Director  
The Children and Young People's Service

**Contact Officer:** Gordon Smith, BSF Programme Director  
e-Mail: [Gordon.smith@haringey.gov.uk](mailto:Gordon.smith@haringey.gov.uk)  
Telephone: 020 8489 5368

#### **4. Chief Financial Officer Comments**

- 4.1 The Chief Financial Officer has been consulted on the preparation of this report and notes that the cost of awarding the pre-construction contract is budgeted for within the overall BSF Construction Cash Limited budget.

#### **5. Head of Legal Services Comments**

- 1 The Framework Agreement ("the Framework") to which this report relates has been advertised in the Official Journal of the EU using the restricted procedure-a procedure by which expressions of interest are invited with a selection of those who have expressed an interest in being invited to tender.
- 2 Under the Council's Contract Standing Orders CSO 11.02 any contract let under a framework agreement with an estimated value of less than £250,000 may be awarded by a Director.
- 3 Under the Council's Contract Standing Orders CSO 11.03 any contract (whether let under a framework agreement or otherwise) with an estimated value of over £250,000 must be awarded by Procurement Committee.
- 4 On the 27 June 2007 the Procurement Committee under CSO 11.03 delegated power to award call off contracts under the Framework to the Director of Children and Young People's Services in consultation with the Cabinet Member for Children and Young People.
- 5 The Head of Legal Services notes the content of the report and confirms there are no legal reasons preventing members from approving the recommendations of the report.

#### **6. Head of Procurement Comments**

- 6.1 The selection of the contractors to compete within the mini competition has been carried out in accordance with the BSF Framework agreements
- 6.2 A mini competition was undertaken with those contractors who are suitable to carry out the works.
- 6.3 A price quality assessment has occurred 70%/30%.
- 6.4 The Head of Procurement therefore states that the recommendations in this report offer overall best value for the Council.

**7. Local Government (Access to Information) Act 1985**

7.1 The following background documents were used in the production of this report:

- Haringey Council's BSF Construction Framework documentation.
- The Council's Standing Orders

7.2 This report contains exempt and non-exempt information. Exempt information is contained in the appendices and is not for publication.

7.3 The exempt information is under the following categories:

- The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.
- Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.
- The identity of any person offering any particular tender for a contract for the supply of goods or services.

**8. Background**

8.1 At the Procurement Committee meeting held on the 27th June 2007 Members agreed:

- That the award of the call off contracts, to contractors for the individual school project under the Building Schools for the Future Programme, be made by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People or, in her absence, the Leader of the Council.
- That approval be granted to the appointment of an additional Councillor to serve on the BSF Programme Board to provide further clarity and oversight into the activities of that Programme.
- That all decisions taken and progress made in the mini-competitions be reported to the next available meeting of the Procurement Committee.

8.2 Procurement Committee agreed a framework of six Constructor Partners (CP) in April 2007. The selection of the CP for the Gladesmore project followed a mini-competition between the BSF framework contractors, the winning bidder being awarded a contract for pre-construction services, and the opportunity to negotiate an Agreed Maximum Price. The tenders required bidders to respond with an indicative cost plan for the construction, site preliminaries and confirm their fees to carry out the pre-construction stage of the project.

8.3 Five contractors from the CP framework passed the financial criteria set to enter a mini competition; All bidders responded, with tender opening taking place on the 12<sup>th</sup> November 2007. For the names of the bidders see Appendix 18.1.

## 9. Evaluation

9.1 The submission was evaluated as follows:

### Price (30% of total score)

9.1.1 The Contractor that submitted the lowest bid in terms of central office overheads and profits based on the anticipated net value of construction scored 100 points. All other tenders score 100 points less 1 for every percentage that their price exceeded the lowest bid. The point score was weighted by 30%.

### Quality of tender submission (40% of total score)

9.1.2 The following elements made up the quality score:

- A. Confirmation that the initial pricing response still stood and adjustment of it complied with any revised programme information.
- B. Pricing of project specific preliminary items such as:
  - Provision of tower cranes
  - Scaffolding
  - Protection
  - A separate sheet detailing fixed and time related charges was requested.
- C. Quality of the cost plan – The Council looked for comfort that the initial cost plan levels were acceptable and therefore the cost plan was judged on the amount of consideration given to produce an accurate cost plan, the amount of back up provided on a micro and macro level. The actual final price of the cost plan was not considered in the evaluation of this submission.
- D. Proposed management structure and details of any sub-consultants.
- E. CVs of the relevant individuals who will be involved day to day provision of the works including the on site management team and an indication of how the scheme contractor would deal with fluctuations in the work load in terms of resources.

F. Anticipated programme – The Council looked for comfort that the initial programme durations are acceptable and a statement was asked for to confirm that.

9.1.3 The Council also looked to use the Contractors' knowledge and experience and any innovative alternative programme solutions suggested were welcomed and reflected in the score for this part of the tender submission.

9.1.4 Scores were awarded for each of the categories above and then the total was weighted at 40%.

### **Interview (30% of total score)**

9.1.5 The Contractor Partners interviews were held on the 21 November 2007 at Haringey Civic Centre, representatives from Haringey's Construction Procurement Group, Potter Raper Partnership, TP Bennett (the Design Team Partner), the Construction Project Manager and Gladesmore Community School attended.

9.1.6 Each of the five Contractors who submitted a tender was interviewed. The personnel who would be working on the project were asked to present against three key criteria decided by the schools and their proposed logistics statement. A panel individually scored each response and the average score weighted by 30%.

The three criteria were as follows:

A. How the Contractor ensures close liaison with Gladesmore School to prevent interruptions to school activity and how will Health and Safety requirements be monitored?

B. How the Contractor keeps the school and the community informed of activities and planned works?

C. How the Contractor contributes to engaging the school community and the local community in fulfilment of the project?

9.2 Each Contractor Partner was scored out of 20 points, 14 points were allocated to the explanation of their logistics statement and 2 points were allocated to each of the responses to three questions raised by the school.

9.3 The table in Exempt Appendices 18.1 shows the outcome of the evaluation

## **10. Conclusion**

10.1 The Evaluation Matrix shows the contractors' scores in each category and their overall score (in bold). The Director of the Children and Young People's Service was recommended to award the pre-construction contract to the contractor with the highest score for the pre-agreed sum. This decision was made by the Director and the Lead Member on the 18/12/07.

## **11. Sustainability:**

11.1 The Gladesmore Community School scheme exhibits a number of sustainability features. The main boiler for the new block uses biomass fuel, the windows in the oldest block are to be replaced with solar glazing so to reduce heat build up and the barrel vaulted roof in the Science block is to be coated to reduce heat gain. The new Maths block will be naturally ventilated.

## **12. Financial Implications**

12.1 The cost of awarding the pre-construction contract for the Gladesmore Community School BSF Project is budgeted within the overall Construction Cash Limited Budget of £8,481,992.

## **13. Legal Implications**

## **14. Equalities Implications**

14.1 The Gladesmore Community School scheme is designed to be fully accessible to all levels of physical ability. As part of the vision for the campus the facilities will be open to the local community.

## **15. Consultation**

15.1 The designs have been made available for resident drop-ins, school parents' days, area assemblies and information has been posted through the doors of local residents.

15.2 Full consultation has been undertaken as part of the BSF Stage approvals; this had included consultation with Partnership for Schools, CABE, Council planners and building control, the Fire Officer and the Police (Secured by Design).

15.3 Further consultation will take place as part of the planning application process, which is about to start.

## **16. Recommendation**

16.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

## **17. Use of Appendices / Tables / Photographs**

17.1 Evaluation Matrix (18.1)

17.2 Recommended contractor and sum (18.2)

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