

Procurement Committee**On 31 January 2006****Report Title: Rokesly Infant School Classroom Extension and re-modelling Award of Contract****Report of: Director of The Children's Service****Wards(s) Hornsey****Report for: Key Decision****Introduction by Executive Member**

This report concerns the extension of existing classrooms and the re-modelling of Rokesly Infant School to better able staff to deliver the National Curriculum and increase standards for their pupils.

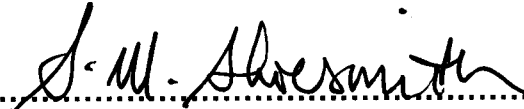
I would urge members to support the recommendation attached within it to award the tender for the development, for the amount, and to the contractor outlined at Appendix A as the most economically advantageous tender in delivering the required quality and specification.

1. Purpose

1.1 This report seeks Member approval to award the contract for Classroom extensions and re-modelling at Rokesly Infants School. Subject to the executive approving the overall Children's Services capital programme on the 31/01/06

2. Recommendations

2.1 That Members approve the recommendation to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph 6 of this report. Subject to the executive approving the overall Children's Services capital programme on 31/01/06.

Report Authorised by, **Sharon Shoesmith, Director. The Children's Service.**Signed.....  Date **23.01.06**Contact Officer: **Robert Farrell 020 8489 3038**

3. Local Government (Access to Information) Act 1985

3.1 List of background documents:

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

JCT 1998 Intermediate Form of Building Contract.

Rethinking Construction - Policy & Strategy Committee April 2002.

Tender report produced by Cook & Butler Cost Consultants December 2005

This report is **not for publication** as it contains exempt information under the following categories:

(viii) 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.

And

(ix) 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.

4. Background to project

- 4.1 This report seeks approval to award the tender for development of this accommodation at Rokesly Infant School under the Primary Expansion Scheme.
- 4.2 The Council has identified the need to extend classrooms at Rokesly Infant School which are at present undersized for classes of 30 pupils. This exciting project will address several current problems areas within the school, enabling the Council to meet Building Bulletin Area Guidance. (BB99).
- 4.3 The scheme allows for the remodelling of the remaining areas of the school, based upon the DfES model for a new three form of entry school. This will allow the school to deliver the National Curriculum as part of the Council Strategy to improve Education whilst raising achievement and standards within Haringey Schools.
- 4.4 The kitchen refurbishment was completed, within a previous phase of major works at Rokesly Junior School. This has allowed the facility to be brought up to current day standards. The separate junior and infant dining halls have been enlarged to accommodate the increase in pupil numbers. The dining areas can be sub-divided to accommodate small teaching/drama groups to maximise the usage of the facilities including community use. The scheme included the provision of two external dining/teaching areas.
- 4.5 The scheme will include the refurbishment and remodelling of the existing administration areas, including the staff room, enhancing the management and focal point of the school.
- 4.6 The toilet provision within the school will be totally refurbished and provide accessible toilets to include the provision of wash-down areas.
- 4.7 In terms of Asset Management priorities the approval of this project will address Condition, Suitability, and Sufficiency issues, at the School which is located within the Hornsey Ward of Haringey

4.8 Planning permission has been received for the project

5. Budget and funding

5.1 Funding allowance has been made for this project through the DfES Formulaic allocation to the Council for New Pupil Places 2005-2008.

6. Recommendations

6.1 That Members award the contract for the classroom extensions at Rokesly Infants School for the amount and to the contractor outlined at Appendix A as the most economically advantageous tender in delivering the required quality and specification.

7. Equalities Implications

7.1 The recently completed link-way and access lift will afford pupils and staff internal access to areas that are currently only accessed via an external staircase. This will be of benefit to the school at large, including the wider local community in and out of term time.

7.2 The scheme has been designed to allow the Authority to meet its Statutory requirements in relation to the Disability Discrimination Act 2004 (DDA), ensuring accessibility for wheelchair users by means of level access, 900mm clear door openings, and includes an accessible toilet. Contrasting colours are to be used to aid the visually impaired, and tactile flooring indicates changes in levels, and identifies the edges of all stairs. The scheme includes conventional, tactile and pictorial signage at different heights to assist the easy movement of all users throughout the facility.

7.3 This project will allow for an improved teaching environment for pupils and staff, as part of the Council's strategy to improve education whilst raising achievement and standards, within this school.

8. Health & Safety Implications

8.1 All contractors have been assessed as competent under 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.

8.2 The Contractor's Construction Phase Health and Safety Plan, including the School's amended Health and Safety plan will be checked and approved by the Planning Supervisor prior to the commencement of work on site.

8.3 The contractor as part of their commitment towards Health and Safety of pupils and staff, whilst undertaking the contract, will organise in conjunction with the Head teacher, a presentation to the school, by their Health and Safety advisor. They will also carry out regular supervised on-site visits focusing on areas relating to the National Curriculum.

8.4 The hoarding around the site compound will include observation panels to allow pupils and staff to monitor site progress whilst maintaining site safety.

- 8.5 The contractor's required sub-contractors will be vetted prior to commencement of works on site.

9. Environmental and Sustainability Issues

9.1 Thermal Performance

The new cavity walls will be fully insulated and exceed the current and proposed thermal performance requirements. The Energy Management System (EMS) provides self-adaptive routines enabling the system to learn about the patterns of use of the School and sustain a regime of minimum energy-dependency despite changes in climate and occupancy.

9.2 Lighting

Optimising the natural light into classrooms has been a key element of the design. The window size to classrooms is maximised and also a large roof light is to be incorporated to provide natural light to the existing classroom area. The classrooms and corridors have automatic light sensors to maintain a minimum light level during the working day by turning down the light output of the luminaire if sufficient daylight is available or turning up the light output of the luminaire once daylight is insufficient on its own.

9.3 Shading

The existing external canopies outside the classroom offer some shading and these are to be retained and extended. Timber slats are to be added to the structures in order to provide additional shading to the new windows.

9.4 Ventilation:

The classrooms and main rooms will be naturally ventilated. With opening windows and high level opening clerestory windows, including electrically operated roof lights. Whilst minimising draughts and avoiding the use of mechanical extract systems.

9.5 Water saving:

There is no overall increase in the numbers of WCs or sinks to be provided however all sanitary appliances are to be replaced and with low flush WCs, flow restricted taps etc.

9.6 Drainage:

Water butts are to be incorporated on some of the down pipe positions to provide water for planters and the wildlife area.

9.6 Heating and Hot water systems:

This will be monitored and controlled by a digital Energy Management System (EMS) to ensure energy efficiency of the various systems. The entire heat generation plant is to be replaced with high efficient equipment fully compliant with the new provisions of Part L2 of the Building Regulations relating to Carbon emissions. The building and Engineering systems within it will be certified as complying with this requirement.

10. Comments of the Head of Legal Services

- 10.1 The EU procurement rules are not applicable to this contract because the estimated value of the contract is less than the current works threshold of £3,611,474 as prescribed by the Public Works Contract Regulations 1991.
- 10.2 The contract has been tendered in accordance with Contract Standing Order CSO 8.2 (d) in that tenderers from one of the Council's Approved Lists were invited to tender.
- 10.3 As the contract value exceeds £250,000 the proposed award must be approved by Members according to CSO 11.3 which says that the Executive must award all contracts over this value.
- 10.4 T & B (Contractors) Limited has been recommended for award of the contract on the basis that they submitted the most economically advantageous tender in accordance with CSO 11.1 (b). Under CSO 11.1 an award may be made either on this basis or on the basis of the lowest price.
- 10.6 The Head of Legal Services confirms that there are no legal reasons preventing members from approving the recommendation in paragraph 7 of this report.

11. Comments of the Head of Procurement

- 11.1 The contractors selected for this project have been provided from the Council's approved list of pre-qualified contractors and are capable and suitable to carry out this type of work.
- 11.2 Para. 8.5 states that the contractor's sub-contract supply chain will be vetted in advance of their being allowed on site. Health and Safety and Financial performance should be considered as a minimum.
- 11.3 The project has been evaluated on a Most Economically Advantageous Tender (MEAT) basis, rather than a lowest price basis and the benefits of this can be seen particularly in the delivery of the sustainable elements of the project.
- 11.4 This project has fully explored the possibilities to incorporate as many sustainable solutions as possible, with recognition of the pupil's comfort and welfare throughout. In particular the efforts to that ensure energy-minimising systems are built into the project are exemplary, and are a move towards the whole life value considerations which need to be included in all of the Council's capital projects.
- 11.5 Further, a robust evaluation of the benefits of amending the project start dates and phasing have been fully considered to allow the best solution, with minimal disruption for the school.
- 11.6 The Head of Procurement concludes that this report demonstrates a sound procurement process and fully supports the recommendation made at para. 6 for the award of contract as outlined at Appendix A.