

Report for: Cabinet Member signing

Title: Park View School – Award of Contract for Replacement of Sports Hall Roof and Associated Works

Report authorised by: Ann Graham, Director of Children’s Services

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Ward(s) affected: West Green

**Report for Key/
Non Key Decision:** Key decision

1. Describe the issue under consideration

- 1.1 To approve the award of a contract to Cosmur Construction up to the value of £869,431.24 to undertake works to replace the sports hall roof at Park View School, including all associated works pursuant to Contract Standing Order 7.01.b and Contract Standing Order 16.02.
- 1.2 To approve the issuance of a letter of intent.

2. Cabinet Member Introduction

- 2.1 N/A

3. Recommendations

- 3.1 For the Cabinet Member for Children’s Services to approve the award of contract to Cosmur Construction to undertake works to replace the sports hall roof at Park View School, including all associated works (replacement of the sports hall ventilation, replacement of wall cladding, replacement of all downpipes and gutters and underground drainage) as a main contractor up to the value of £790,392.04.
- 3.2 For the Cabinet Member for Children’s Services to note that the award value in 1.1 includes a contingency allowance of 10% that equates to £79,039.20 which will be strictly managed under change control governance arrangements. 3.1 and 3.2 offer a total award value up to £869,431.24.
- 3.3 For the Cabinet Member for Children’s Services to approve the issuance of a letter of intent in the sum of £100,000.

4. Reasons for decision

- 4.1 A major review of the condition and suitability of the Children's Services estate has been undertaken which has informed the Children's Service's asset management plan (CSAMP). This identified condition and suitability deficiencies in the primary, secondary, and wider Children's Service estate that need addressing in the short, medium, and long-term.
- 4.2 The condition survey for Park View School identified issues relating to the condition of the Sports Hall Roof including regular water penetration during rainfall. These issues were backed up by the school providing information about the history of the water penetration and the failure of recent attempts to repair the roof.
- 4.3 A feasibility study provided a more detailed investigation, and it was found that the roof was at the end of its design life and as a result areas of the roof were starting to fail. It was noted that it was becoming very difficult to patch repair the roof to prevent water penetration. The investigations also identified other issues that required addressing:
- the wall cladding was of the same type and age as the roof and would, therefore be likely to fail.
 - The ventilation system for the Sports Hall no longer worked which presented a health and safety issue as there was an inadequate supply of fresh air.
 - There was no safe access to the roof for routine maintenance.
 - The existing gutters and downpipes are no longer sized adequately to cater for the currently predicted heavy rainfall events.
 - The underground drainage associated to the removal of rainwater from the sports hall has failed in a number of locations and needs significant repairs.
- 4.4 It was agreed to include all of these works in the package to facilitate a successful roof replacement and to avoid future issues with water penetration and to comply with current Health and Safety regulations.

5. Alternative options considered

- 5.1 Doing nothing was considered, however since there was a significant water penetration issue and that temporary repairs were no longer effective it was felt that this option would result in structural damage to the building and the loss of educational use.
- 5.2 The option of leaving the existing roof and overlaying the roof with new roof coverings and insulation. However, the technical Advisor to Children' Services was concerned that this would increase the loading on the existing structure and be difficult to design as a result of the increase of width while also not having the same longevity as the replacement option. It was noted that this option would be at a lower cost than the replacement.

6. Background Information

- 6.1 As part of a programme of condition surveys commissioned by Haringey Children's Services issues with water penetration through the Sports Hall roof at Park view School was identified. This finding was supported by reports from the school of regular water penetration during rain and occasional flooding incidents after prolonged heavy rain.
- 6.2 A feasibility study identified the following defects with the Sports Hall roof and associated infrastructure:
- The roof had exceeded its design life
 - There was evidence of failure of the roof in a number of locations
 - The gutters and downpipes were no longer large enough for the predicted heavy rainfall events
 - The underground rainwater drainage had failed in a number of locations meaning that currently rainwater was unable to drain from gutters and downpipes as quickly as required
- 6.3 The feasibility study, further, identified two health and safety concerns:
- There was no safe access onto the roof for routine maintenance and inspection. Any works to the roof would need to address this issue.
 - The ventilation system for the Sport Hall was no longer operational meaning that this space was inadequately ventilated. Since the installation of a new ventilation system will require penetrations through the roof it makes sense to undertake these works as part of the roof replacement to ensure that the warranty for the new roof is not compromised.
- 6.4 The final scheme developed includes the rectification of all the deficiencies with the roof, rainwater drainage and the health and safety works.
- 6.5 The works are estimated to require 40 weeks to complete and during this period the school will be unable to use the Sports Hall. Discussions were held with the school in relation to the impact that lack of a sports hall will have on their operation. It was agreed that temporary changing rooms will be required for the duration of the works to facilitate the use of other parts of the school buildings and site can be used for PE. It was also agreed that the summer exam period should be avoided for works as the sports hall is their main exam space. It was, therefore, agreed to commence works in July 2021. It is noted that due to the Covid-19 pandemic exams have been cancelled for 2021 and we will look to bring forward the start date if possible noting that the pandemic has caused a lengthening of delivery periods for certain key materials.
- 6.6 All works have been designed and specified by independent design and cost consultants to ensure best value for the Council.
- 6.7 The procurement of these works has been led and managed by the Haringey Council Strategic Procurement Team using the Haringey Dynamic Purchasing System, Minor works, Education Multi trade category.
- 6.8 Budget information by phase is set out in Part B of the report.

7. Contribution to Strategic Outcomes

7.1 This project proposal supports outcomes as outlined in the Borough Plan 2019-23, in particular:

All projects commissioned by Officers of the Council are expected to align with this plan and will be reflected in key capital project documentation such as project briefs, design briefs, business cases, project initiation documents (PID) and award reports. The relevant Borough Outcome for this project is: **People** - our vision is a Haringey where strong families, strong networks and strong communities nurture all residents to live well and achieve their potential.

8. Statutory Officers comments (Chief Finance Officer, Procurement, Head of Legal and Governance, Equalities).

8.1 Finance

8.1.1 The recommendation to award a contract to Cosmur Construction up to the value of £869,431.24 to undertake works to replace the sports hall roof at Park View School, including all associated works will be funded through the Children's Service approved capital programme.

8.2 Procurement

8.2.1 Strategic Procurement (SP) note that this report relates to the approval of an award of Contract for Replacement of Sports Hall Roof and Associated Works

8.2.2 SP support the recommendations in this report in accordance with Contract Standing Orders clause 7.0.1. (b) 10.01.01 (a), and 16.02.

8.2.3 Pursuant to CSO 7.01(b) and Regulation 33 of the Public Contracts Regulations 2015, SP confirms that tenderers were invited to Tender.

8.2.4 Five tenders were submitted one failed the minimum quality threshold.

8.2.5 SP note that tender returns were evaluated independently by the Quality Panel prior to release of the Price element of the Tender. Cosmur Construction Limited scored 30.8 out of 40 in quality and in 60 out of 60 in price, scoring 90.08% overall, the highest placed bidder.

8.2.6 SP notes that as per section 6 of this report, funding is available for this Contract.

8.2.7 SP support the recommendations within this report and have no objections with awarding this Contract to Cosmur Construction Limited for £790,392.04 plus a 10% contingency of £79,039.20

8.3 Legal

- 8.3.1 The Head of Legal and Governance has been consulted in the preparation of the report.
- 8.3.2 The contract which this report relates to has been procured using the LCP Dynamic Purchasing System for Minor Works, Education Multi Trade Category (DPS). The DPS was established in compliance with the Public Contracts Regulations 2015 and provides a compliant route to market.
- 8.3.3 Pursuant to Contract Standing Order 16.02 a Cabinet Member having the relevant portfolio has authority to approve the award of the contract which this report relates to.
- 8.3.4 The Head of Legal and Governance sees not legal reasons preventing the Cabinet Member for Children's Services from approving the recommendations in the report.

8.4 Equality

- 8.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share those protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not.
- 8.4.2 The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 8.4.3 The proposed decision is to approve the award of a contract to Cosmur Construction up to the value of £869,431.24 to undertake works to replace the sports hall roof at Park View School. This will affect roughly 1136 students and members of staff. The objective of the proposed decision is to replace the heating, electrical and plumbing services, and external envelope roof insulations and/or replacement of the window and boundary treatment for safeguarding/security at Park View School Sports Hall. This will improve the ventilation system for the Sports Hall to ensure that this space is adequately ventilated which is particularly pertinent to ensure there is an adequate supply of fresh air to prevent the spread of Coronavirus. It is expected that this decision will lead to improved health and safety of all students and members of staff.
- 8.4.4 The building works will commence in July 2021 to minimise disruption, however, as the works may take up to 40 weeks to complete and due to the amount of work required, the building works will also have to take place during term time. To mitigate the disruption for students it was agreed that temporary changing rooms will be

required for the duration of the works to facilitate the use of other parts of the school buildings and sites can be used for PE. No negative consequences are identified for those who share a protected characteristic, and it is concluded that the works will have a positive impact by improving the health and safety of Park View School Sports Hall.

- 8.4.5 As an organisation carrying out a public function on behalf of a public body, Cosmur Construction will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the major works does not result in any preventable or disproportionate inequality.

9 Use of Appendices

- 9.1 Appendix A – Part B

10 Local Government (Access to Information) Act 1995

- 10.1 List of background documents:

This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972): Information relating to financial or business affairs of any particular person (including the statutory holding that information).