

**Report for:** Cabinet Member Signing – 10 March 2022

**Title:** Alexandra Primary School - Urgent Condition Works – Award of Construction Contract

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

**Lead Officers:** Keith Mattacks, Project Manager – Major Projects, 07804318526, [keith.mattacks@haringey.gov.uk](mailto:keith.mattacks@haringey.gov.uk)

**Ward(s) affected:** Noel Park

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

**1. Describe the issue under consideration**

1.1 To request approval for an award of contract to provide Urgent Condition Work at Alexandra Primary School, pursuant to Contract Standing Order (CSO) 16.02.

1.2 Pursuant to CSO 16.02 to approve the issuance of a letter of intent.

**2. Cabinet Member Introduction**

2.1 As this report is being presented to Cabinet Member for Early Years, Children, and Families for a decision, Cabinet Member introduction is not required.

**3. Recommendations**

For Cabinet Member for Early Years, Children, and Families is asked:

3.1 Pursuant to Contract Standing Order 16.02, to approve the award of contract to Contractor A (identified in the exempt part of the report).

3.2 To approve a client construction contingency as outlined in the exempt part of this report strictly managed under change control governance arrangements. Regular updates on any expenditure of the contingency can be provided to the Cabinet Member on request.

3.3 To approve the issuance of a letter of intent for up to 10% of the contract value (identified in the exempt part of this report).

**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. Alexandra Primary School is high priority for major works due to issues relating to health and safety and school closure risks.

4.2 These works at Alexandra Primary School form part of the programme of repair and improvement works being undertaken by Children's Services to the school estate following an estate wide review of school condition and compliance. A number of programme delivery options were presented for consideration and approval was subsequently granted to proceed with the design of a number of the most urgent projects. This project forms one of those given approval for urgent commissioning.

4.3 While the scheme at Alexandra Primary School relates to the resolution of a number of condition and health and safety issues as part of these works there will be improvements in the school buildings in terms of energy consumption. Specific works generating are:

- Replacement of existing sash windows with double glazed units
- Improvements to ceiling/roof insulation
- Replacement of heating pipework – the new pipework will have improved insulation which will reduce the energy required to heat to temperature required
- Replacement of flat roof coverings

It is anticipated that these measures will result in a reduction in energy consumption equivalent to a cost saving of £5,870 per year.

4.4 The works at Alexandra Primary School are being delivered as a single phase. This construction award report requests a decision on the procurement of a contractor to undertake the following works:

- Replacement of the heating distribution pipework
- Replacement of hot and cold water distribution pipework
- Upgrading of fire compartmentation within the school buildings
- Repairs to window frames
- Replacement of existing single glazed sash windows with new double glazed sash windows.
- Major repairs to the roof
- Repairs to gutters and downpipes.

4.5 A Cabinet Member signing has been requested in March 2022 to enable the mobilisation of the contractor after Easter to enable scaffolding of the whole building to commence in May half term 2022 and the main works from the school summer holiday period. This is essential due to the need to maximise the school summer holiday period as the school site is constrained with no available decant spaces available once the school return in September, limiting all works to out of hours after the summer holiday. A later signing would severely impact on the school and would be disruptive to teaching and learning.

## **5. Alternative Options Considered**

- 5.1 Do nothing – a decision not to support this award of construction contract will result in the Council's failure to suitably maintain its education estate by undertaking essential condition improvements. This would increase the likelihood of reactive works which will create greater disruption and cost to the Council and potentially result in the loss of education days. All of which would undoubtedly impact on the quality of teaching and learning.
- 5.2 Delaying a decision further would add additional time to the programme. Not being able to award a contract and place orders in time to complete all scaffolding and other enabling works before the school summer holiday 2022 would result in greater cost due to additional out of hours working and a prolongation of the programme. Minimising disruption to learning and the safety and wellbeing of both pupils and staff is of paramount importance. Although these are intrusive works, the area of the development will be clearly segregated from the staff and pupils.
- 5.3 Due to limitation on teaching space, temporary decant accommodation on site was explored but discounted due to site constraints and cost.

## **6. Background Information**

- 6.1 London Borough of Haringey (Haringey) are seeking to identify and address building condition and suitability issues across the Education/schools estate.
- 6.2 Initial condition and suitability surveys followed by comprehensive feasibility studies have evolved an extensive Children's Capital Programme which seeks to support essential condition improvements across the education estate.
- 6.3 From this data, Alexandra Primary School was considered high priority and as a result was placed in wave 2 of the programme and is accessed to be one of the school sites requiring urgent condition works.
- 6.4 The work at Alexandra Primary School is planned to be undertaken in a single phase or works.
- 6.5 This condition project will bring a number of benefits to the school and the Council, with the primary objective of providing improved educational environments for Children in line with Haringey's borough plan. Along with improving educational outcomes, this project will significantly reduce the risk of a health and safety incident or school closure through condition failure such as mechanical failure or roof leaks. The project will also help the school reduce its energy demands and relieve some budgetary pressure.
- 6.6 Alongside this it will support the Borough's carbon reduction and climate change ambition by delivering approx. 29.3 tCO<sub>2</sub>pa carbon reduction through a combination of building services improvement and external envelope works. This work also benefits the Council in reducing the reactive maintenance requirements at the school

in future by economically fixing the root cause of the condition issues within a single project whilst avoiding additional temporary repairs costs.

- 6.7 Procurement of a contractor has been undertaken on a traditional basis. The form of contract will be JCT Standard Building Contract with Quantities 2016.
- 6.8 As part of the RIBA design stages 2-4, visual and intrusive surveys and investigations were completed including; asbestos, lead paint, and roof structure.
- 6.9 A planning application was submitted to Development Control in relation to the replacement of the sash windows with double glazed unit. This application has been approved.
- 6.10 A Building Control approval application was also made including clarifications. This application has been approved.
- 6.11 Following completion of the developed design, the proposal was issued to the construction market via the London Construction Programme Major Works Framework LCP 2019 Lot 2.1b North Education and Leisure tenders were received on January 21, 2022. Tenders have been evaluated on a 60% cost and 40% quality by an independent evaluation panel. Arithmetical adjustments have been applied to the tenders during the clarification process with the result of this assessment shown below:

Tenderer	Price Score (40%)	Moderated Quality Score (60%)	Combined Cost and Quality Score	Final Ranking
Contractor A	32.00	60.00	92.00	1
Contractor B	33.60	56.35	89.95	2
Contractor C	Withdrawn			

- 6.12 All 3 Contractors who submitted a tender scored above the minimum required quality Score and therefore no bidders were eliminated for their quality response. Post submission, one tenderer withdrew as they were unable to comply with the requirements of the tender in terms of programme.
- 6.13 Details of the evaluation of the 3 tenders other tenderers' returns are set out in the Part B of this report. The assessment concludes with a recommendation to award a construction contract to Contractor A.
- 6.14 The quantity surveyor for this project is satisfied with the pricing offered by Contractor A against the Pre-Tender Estimate (PTE). A detailed analysis of the tender returns against the PTE is provided within the tender analysis report and summarised in Part B.
- 6.15 The total projected cost of the scheme is set out in Part B of this report.

- 6.16 The school's Leadership Team has been involved in the design process and have been part of the team that undertook the quality evaluation of the tenders received. The school fully support this project.

## **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.

- 7.2 Alexandra Primary School is part of the Children's Service's asset management plan (CSAMP) and is therefore procured in accordance with the priorities set out in the Children's Capital Programme.

## **8. Statutory Officers comments (Director of Finance, Procurement, Head of Legal and Governance, and Equality)**

### **8.1 Finance**

- 8.1.1 The recommendation of this report is to award a contract to Contractor A as detailed in part B of this report.

- 8.1.2 In addition to this contract sum and based on the tendered value, there will be other costs in delivering the scheme. These are PM fees, design fees, QS fees, statutory costs, contingencies and sundry other costs. The overall Children's Services capital programme for 2021/22 is currently forecast to underspend its allocation by £12.9m and will need to be carried forward into 2022/23 to meet contractual commitments. The carry forward when added to the agreed MTFS capital programme for 2022/23 will be able to meet the cost of this scheme.

### **8.2 Procurement**

- 8.2.1 Strategic Procurement (SP) note that this report relates to the approval of award for Alexandra Primary School Urgent Condition Works to Contractor A.

- 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 through the London Construction Programme Education Framework.

- 8.2.4 Compliant tenders were received from two contractors with further clarifications needed to achieve the final price.
- 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. Contractor A scored 92.00% overall (combined cost and quality scores).
- 8.2.6 SP notes that as per section 8.1.1 of this report, funding is available for this Contract.
- 8.2.6 SP support the recommendations within this report and have no objections with awarding this Contract to Contractor A for value outlined in Section 1.1 of Part B of this report.

### 8.3 Legal

- 8.3.1 The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of the report.
- 8.3.2 The contract referred to in the recommendations in the report has been procured through the London Construction Programme Major Works Framework 2019. This complies with procurement legislation and the Council's Contract Standing Orders.
- 8.3.3 In accordance with Contract Standing Order 16.02 the Cabinet Member for Early Years, Children, and Families has authority to approve the award of the contract referred to in the report.
- 8.3.4 The Cabinet Member for Early Years, Children, and Families also has authority to approve the issue of a letter of intent for the value set out in the recommendations and Part B of the report.
- 8.3.5 The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing the Cabinet Member for Early Years, Children, and Families 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 apply to the first part of the duty.

- 8.4.3 The decision to undertake Urgent Repairs to Alexandra Primary School will deliver key benefits of improved educational outcomes, reduced health and safety risks for attendees and staff at the school, and better energy efficiency for the school. It is expected that this decision will lead to improved health and safety and accessibility for all students and members of staff. A number of pupils are from disadvantaged backgrounds, eligible for free school meals and children looked after (in the care of the local authority for a day or more or who have been adopted from care), a range of minority ethnic backgrounds and speak English as an additional language. Evidence shows that, overall, performance of disadvantaged pupils is lower than that of other pupils both at the school and nationally. The proposed decision is expected to support improved educational outcomes for all students, including those from minority ethnic backgrounds, with special education needs and who receive support through the pupil premium, who are more likely to face barriers to education. No negative consequences are identified for those who share a protected characteristic, and it is concluded that the works will have a wholly positive impact by improving the health and safety of Alexandra Primary School, including attendees and staff with protected characteristics under the Equality Act 2010. The proposed decision will therefore support equality of opportunity across all students.
- 8.4.4 As an organisation carrying out a public function on behalf of a public body, Contractor A 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 authority holding that information).