

Report for: Report for Cabinet Member Signing, Scheduled for TBC

Item number: 7

Title: **Civic Centre Redevelopment Project – RIBA 5 and 6
Technical Advisor Services Contract Award**

**Report
authorised by:** Taryn Eves, Corporate Director of Finance Resources

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Ward(s) affected: All

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

1. Describe the issue under consideration.

- 1.1. To request approval to award a services contract for the Civic Centre Redevelopment Project for multi-disciplinary technical advisor services for RIBA Stages 5 and 6.
- 1.2. To request approval to issue a letter of intent representing 10% of the contract sum.

2. Cabinet Member Introduction

- 2.1 Not applicable.

3. Recommendations

For the Cabinet Member for Placemaking and Local Economy to:

- 3.1 Approve, pursuant to contract standing order CSO 2.01 (c) and CSO 0.08 an award of contract to provide multi-disciplinary technical advisor services for RIBA Stages 5 and 6 for the Civic Centre Redevelopment Project based on a tender contract sum of £717,100.00.
- 3.2 Approve a client contingency as set out in Part B of this report which will be strictly managed under change control governance arrangements.
- 3.3 Approve the issuance of a Letter of Intent up to a value of £100,000.00, pursuant to CSO16.04. This is detailed in Part B.

4. Reasons for decision

- 4.1 The latest version of the Council's office accommodation business case was presented to and approved by Cabinet in November 2024. The updated and final business case demonstrates that the best option to meet the Council's core office accommodation needs is to restore and refurbish the Civic Centre and extend it with the addition of a new annex building.
- 4.2 Hawkins Brown Design Ltd were originally appointed by the Council to complete the Civic Centre design up to the main contractor tender stage. Following this, Hawkins Brown Design Ltd were appointed by the main contractor for design continuity purposes, which meant the Council needed to appoint a separate technical advisor resource to help to deliver the project.
- 4.3 Since then, the Council has awarded a contract to John Sisk & Sons Ltd to deliver the construction works on site. The Council has a technical advisory resource in place, but the commission expires at the end of RIBA Stage 4, so a new commission is required for RIBA Stages 5 and 6.
- 4.4 Working with the Strategic Procurement team, a competitive tender has been completed via the Council Dynamic Purchasing System under the professional services lot for multi-disciplinary design services.
- 4.5 The preferred bidder meets the quality requirements set by the Council, has responded to the technical requirements of the tender and offers a contract price that represents value for money. The award of this contract will ensure that the Council has the critical technical advisory service for RIBA Stages 5 and 6.

5. Alternative options considered.

- 5.1 Do nothing – This would represent a significant risk to the Council. A construction contract is now in place with John Sisk & Sons Ltd and a client-side technical advisor resource is required to ensure the contractor proposes a compliant and coordinated design that meets to works towards the employer's requirements. Also, the role is essential in reviewing the work completed by the contractor on site to ensure the works are consistent with the employer's requirements, the approved design and are of a good quality thus protecting the Council's investment.
- 5.2 In-house – There is currently no resource within the Council that has the capacity, specialist expertise or qualifications to deliver this service.

6. Background information

- 6.1 The Cabinet approved the commencement of design development in October 2021. The Cabinet approved the project business case in January 2022 and reaffirmed their commitment to the scheme in April 2023. The project has now completed the design development, secured planning consent and procured a

main contractor to complete the technical design and deliver the construction works on site.

- 6.2 In August 2024 the Council appointed a technical advisor resource for the Pre-Construction Services Agreement (PCSA) and RIBA Stage 4.
- 6.3 In September 2024 a PCSA was awarded to John Sisk & Sons Ltd to de-risk the main contractor through detailed survey work on site and engagement with design consultants and sub-contractors over a fourteen-week period. This has now been completed, and John Sisk & Sons Ltd are close to providing a fixed price contract offer to the Council.
- 6.4 In November 2024, the Cabinet delegated authority to the Director of Placemaking and Housing after consultation with the Director of Finance and Section 151 Officer and the Cabinet Member for Placemaking for the main contract award.
- 6.5 In January 2025 the Council awarded a Design and Build construction contract to John Sisk & Sons Ltd. The RIBA Stage 4 design is currently being completed, and meaningful construction works are due to commence on site in April 2025.
- 6.6 The Invitation To Tender (ITT) was issued by Strategic Procurement via the London Construction Portal's Minor Works Dynamic Purchasing System. The assessment of tender responses was based on a 70% quality to 30% quality ratio. Therefore, the tender assessment is based on:

Tenderer	Quality (70%)	Price Score (30%)	Total (100%)	Rank
Tender A	56%	30%	86%	1

- 6.7 The Council has undertaken a thorough and detailed review of the tender and a summary of the tender report is included in Part B.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes'

- 7.1 The project contributes to the Council's Corporate Delivery Plan 2024-2026 and Haringey Deal. This is reflected in key capital project documentation, such as the project brief, design brief, business cases, project initiation documents (PID) and award reports.

8. Carbon and Climate Change

- 8.1 The Civic Centre Development project's design responds to the Council's sustainability and carbon reduction agenda, which it has successfully

demonstrated to date and is conditioned through the planning permission and requirements are included within the building contract.

- 8.2 The scheme is on target to achieve an aspirational BREEAM rating of 'Outstanding', well above the local planning policy and consented approval that requires 'Excellent'. A reduced carbon target of 970kgCO₂e/m² across the site, high performing air tightness targets for any new build part of the works, and slightly lower – but equally high - targets for the existing structure part of the works. In addition to targeting an Energy Performance Certificate rating of B40.
- 8.3 The scheme still aims to achieve its net Zero Carbon target as per the London Plan; its Net Zero Operational Carbon target as per the UKGBC; and its Net Zero Carbon in Construction target as per the UKGBC. Although some offsetting will be required, as has been agreed with the Planning Authority and conditions set. The contract award that this report recommends will be essential to ensure the Council's sustainability targets are met.

9. Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

9.1 Finance

- 9.1.1 The recommendation of the report is to appoint a service provider to provide multi-disciplinary technical services to support the delivery of the Civic Centre project. The estimated value of the contract is £0.717m and will be contained within the budget of the scheme. The part b report contains further details of the budget position in relation to this appointment.

9.2 Procurement

- 9.2.1 Strategic Procurement (SP) note that this report relates to the approval to award a contract to Contractor A.
- 9.2.2 SP note that a competitive tender was launched via the LCP's Minor Works DPS. The adopted procurement is in line with Contract Standing Order (CSO) 8.01 and Regulation 34 of the Public Contract Regulations.
- 9.2.3 Although this opportunity was advertised via the DPS we only received one bid, and this was due to the complex nature of the requirement.
- 9.2.4 The Tenderer's bid submission was evaluated in accordance with the scoring methodology contained within the published Invitation to tender document.
- 9.2.5 Their bid cost is within the budget for this contract.
- 9.2.6 SP supports the recommendation to approve the award in accordance with CSO 2.01(c).

9.3 Legal

- 9.3.1 The Director of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.
- 9.3.2 The procurement was carried out via the Council's Dynamic Purchasing System (DPS). Use of a DPS was a compliant process under the Public Contracts Regulations 2015 (the legislation in force at the time of the procurement).
- 9.3.3 As the value of the contract is over £500,000, the award of contract would usually be approved by Cabinet under CSO 2.01 (c) (contracts valued at £500,000 or more). In-between meetings of the Cabinet, a decision may be taken by the Leader or a Cabinet Member with the Leader's agreement (CSO 0.08).
- 9.3.4 The Council's CSOs, allow for a letter of intent to be issued prior to execution of a contract (CSO 16.04). The maximum value of a letter of intent is £100,000 or 10% of the contract value, whichever is higher.
- 9.3.5 The award of the contract will be a Key Decision and must therefore comply with the Council's governance processes in respect of Key Decisions, including publication in the Forward Plan.
- 9.3.6 The Director of Legal and Governance confirms that there are no legal reasons preventing the Cabinet Member for Placemaking and Local Economy from approving the recommendations in this report.

9.4 Equality

- 9.4.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
- 9.4.2 Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
- 9.4.3 Advance equality of opportunity between people who share those protected characteristics and people who do not.
- 9.4.4 Foster good relations between people who share those characteristics and people who do not.
- 9.4.5 The three parts of the duty apply 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.

- 9.4.6 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.7 It is anticipated the technical advisor contracted will comply with the Council's equalities duties since the proposed works have embedded the following considerations:
- 9.4.8 Civic Centre project design team includes an accessibility consultant that ensured the Civic Centre refurbishment and annex extension design includes measures to ensure the building is genuinely accessible for all staff and residents, integral and not ad hoc to the design, going beyond the minimum requirements that are set out as part of Building Regulations.
- 9.4.9 The building's design has progressed to ensure that the building provides autism and neurodiverse friendly environments, spaces with enhanced technology for the hearing impaired, quiet (faith / non-faith) room, gender neutral toilets, a breastfeeding / nursing space, a Changing Places toilet and accessibility to disabled users.
- 9.4.10 The project has engaged with staff representatives across different working groups to ensure that issues related to disability, accessibility and inclusion were captured and addressed as part of the design process.
- 9.4.11 In addition, it should be noted that one of the fundamental design principles of the project is 'promoting accessibility and diversity', including full accessibility, surpassing part M regulations and being genuinely accessible for all.
- 9.4.12 Considering the above points, if these plans are delivered, there should be a positive impact on those with protected characteristics who work at or visit the Council's main premises, particularly people with disabilities.
- 9.4.13 As a body carrying out a public function on behalf of a public authority, the contractor will be required to have due regard for the need to achieve the three aims of the Public Sector Equality Duty, noted above, which will be secured through contract. Arrangements will be put in place to monitor the performance of the contractor and ensure that any reasonably possible measures are taken to address any issues that may occur that may have a disproportionately negative impact on any groups who share the protected characteristics.

10. Use of Appendices

- 10.1. Appendix A – Part B

11. Background papers

- 11.1. 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).