



Agenda item:

[No.]

Report to Procurement Committee

30th March 2010

Report Title. **Expansion of Coleridge Primary School from two to four form entry**

Report of : Peter Lewis, Director of Children and Young People's Service

Signed :

Contact Officer :

Claire Barnes, Senior Project Manager, Children and Young Peoples Service

Wards(s) affected: **Crouch
End**

Report for: **Key Decision**

1. Purpose of the report (That is, the decision required)

- 1.1. To seek Procurement Committee approval to appoint the recommended contractor named in Part B of this report for the building contract of Coleridge Primary School Expansion Phase 3.

2. Introduction by Cabinet Member (if necessary)

- 2.1. Coleridge is a popular primary school in an area where pupil numbers are increasing. In response to this the Council has made funding available to expand the school and this report covers the final phase of the works needed to do this.
- 2.2. I am confident that the appropriate procedures have been followed and am happy to support the recommendation.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

The design for the expansion of Coleridge Primary School was commissioned in 2006/7 prior to implementation of the Primary Strategy for Change and Haringey Greenest Borough Strategy.

The final phase of the project supports the following principles:

- Energy efficient systems for lighting and heating
- Only certified timber will be used in construction
- Site waste management plan
- Support best practice regarding use of existing and new equipment.
- The schools travel plan has been reviewed and updated and will continue to promote sustainable transport.
- A detailed traffic impact assessment has been completed.
- Extended community use

4. Recommendations

- 4.1. That Members agreed to award the contract for the above project to the contractor named in Part B paragraph 2.13 as allowed under Contract Standing Order CSO.11.03

5. Reason for recommendation(s)

- 5.1. The contractor named in Part B paragraph 2.13 was evaluated on cost (40%) and quality (60%). The combined scoring is considered to represent the best value for money and is considered to be satisfactory as the basis for a contract.
- 5.2. To complete the expansion of Coleridge Primary School to service the increased pupil numbers in the area.

6. Other options considered

- 6.1. A total of 10 contractors on the Framework Agreement for the provision of Major Works Construction Services were invited to tender for the works. Details of this are contained in Part B, exempt information.

7. Summary

Background

- 7.1. The London Borough of Haringey identified Coleridge Primary School as requiring expansion to service the increased pupil numbers in the area.
- 7.2. The expansion project is being carried out in 3 phases. Phases 1 and 2 were completed in 2008 and supported the nursery and additional cohorts in reception, year 1 and year 2.
- 7.3. Phase 3 will complete the expansion project by providing additional classrooms on the existing (West Site).
- 7.4. The scope of work will include 2 additional classrooms, 2 resource rooms, toilets, refurbishment of 2 existing classrooms and toilets, art room and extension to the staff room. Externally it also aims to carry out adaptations to the staff car park to increase parking provision. The scope of works conforms to the planning application granted covering all phases.
- 7.5. The design of the project is based fully on specifications applied for previous phases.
- 7.6. Funding has been agreed by Cabinet.
- 7.7. Planning and Building Control approval has been received.
- 7.8. The key decision is included in the Forward Plan.
- 7.9. The Children and Young People's Service is project managing this project. Nicholas Hare & Partners LLP were appointed for all phases as contract administrator and lead designer in summer 2006 from the Haringey Design Framework. Due to the project timescale requirements, the contractor has been selected from the existing Construction Framework Agreement.
- 7.10. An equalities impact assessment was not completed for previous phases. This has now been commissioned for the final phase, however the report has not been finalised at this stage but will be submitted for inclusion in this report before 22nd March 2010'.

Procurement Process

- 7.11. Competitive tenders were invited from ten firms from the Framework Agreement for the Provision of Major Works Construction Services Value £250,000 - £999,999.
- 7.12. Tenderers were invited from the Framework Agreement for Major Works.
- 7.13. The defects liability period is 12 months.

7.14. All of the contractors invited to tender submitted a tender.

7.15. Tenders were invited on a Quality/price basis of 60%/40%.

7.16. The LHC (London Housing Consortium) Network offers a selection of products, services and contractors through pre-tendered framework arrangements. A review of the LHC framework arrangements has been carried out and goods and services, where applicable, have been applied. This was reference in the tender documents. Attached appendix A. This document is also appended to Part B.

Programme

7.17. The work is scheduled to commence on site in May 2010 and completed in October 2010. We will be utilising existing classrooms, vacated by infants in 2008, to support additional cohorts from September 2010.

7.18. The contract period will be 24 weeks.

Sustainability

7.19. A Site Waste Management Plan has been allowed within the project/specification.

7.20. As with previous phases, this project is not being delivered under the requirements of BREEAM.

7.21. The design demonstrates good sustainable practice, economically and environmentally to achieve maximum life expectancy.

7.22. Timber will be obtained from certified sustainable sources.

7.23. The design compliments the existing structure.

8. Chief Financial Officer Comments

8.1. This project is confirmed as being fully funded from secured resources and is contained within the approved CYPs capital programme.

9. Head of Legal Services Comments

9.1. The Framework Agreement for Major Works has been tendered in Europe in accordance with EU procurement legislation.

- 9.2. Children's Services Directorate has conducted a mini-competition inviting economic operators on the Major Framework Agreement to tender for the works at Coleridge School.
- 9.3. The value of the contract is in excess of £250,000. Therefore Procurement Committee approval for the award is required under CSO 11.03.
- 9.4. The award of the contract is a key decision. There is therefore a requirement under CSO 4.03 that the contract is included in the Forward Plan. Children's Services Directorate has confirmed that this has taken place.
- 9.5. The Head of Legal Services confirms that there is no legal reason preventing Members from approving the recommendations contained at paragraph 4 of this report.

10. Head of Procurement Comments Procurement Committee

- 1.1 The contractors invited to tender have been selected from the Councils Framework agreement for Major works.
- 1.2. The tender has been prepared and tendered on a quality/price basis of 60%/40% and evaluated as the most economically advantageous tender for this award
- 1.3. The selected contractor as recommended in Appendix A paragraph 3.1 represents best value for the Council.

11. Equalities & Community Cohesion Comments

- 11.1. The Equalities and Diversity Team are unable to make comment at this stage pending completion of an Equality Impact Assessment.

12. Consultation

- 12.1. Extensive consultation has been carried out with end users in arriving at the agreed layouts.
- 12.2. An open event was held prior to Phase 1, which invited comments and debate. The Children and Young People's Service, Governors, the school head, teachers and school staff have all had input in agreeing the scheme. Information and feedback from the consultation event was collated and incorporated into the design.

12.3. Regular project newsletters have been issued across all phases to inform parents, pupils and the local residents association as to progress.

13. Service Financial Comments

13.1. The budget for this project is included in the CYPs approved capital programme and is fully funded from secured resources.

13.2. The total cash limit budget for this project is £1.134m. There is sufficient provision within the budget for the works which are the subject of this report.

14. Use of appendices /Tables and photographs

14.1. Appendix A – LHC framework

14.2. Part B of this report contains exempt information.

15. Local Government (Access to Information) Act 1985

15.1. List of background documents: Framework Agreement for Major Works, January 2006.

15.2. This report contains exempt and non-exempt information. Exempt information is under the following category (identified in amended Schedule 12A of the Local Government Act 1972). s. (3) Information relating to financial or business affairs of any particular person (including the authority holding that information).

A = LHC Framework