



Harlingey Council

Agenda item:

[No.]

Report to Procurement Committee

27 April 2010

Report Title. Rokesly Infant School - Development of Nursery and Children's Centre

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

Signed :

Contact Officer :

Brendan Bannister, Senior Project Manager, Children and Young Peoples Service

Wards(s) affected: Crouch End

Report for: **Key Decision**

### 1. Purpose of the report

- 1.1. To seek Procurement Committee approval to appoint the recommended contractor named in Part B of this report for the building contract of Rokesly Nursery and Children's Centre.
- 1.2. To seek approval to issue letter of intent for design works prior to formal contract signature as allowed under Contract Standing Orders CSO. 12.02, not to exceed 10% of the construction value.

### 2. Introduction by Cabinet Member

- 2.1. These plans will bring much needed Children's Centre services to families in Crouch End and the level of public interest indicates that the proposals are well supported.
- 2.2. I am satisfied that the appropriate procedures have been followed and am happy to support the recommendations

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

3.1. The design applies the five principles of the Primary Strategy for Change:

- Principle One – We want the children to enjoy their learning and to make good progress
- Principle Two – We want to promote learning through access to greater opportunities for all within the community
- Principle Three – We want to secure the health and well-being of our children and young people and safeguard their welfare, especially the more vulnerable
- Principle Four – We want to further develop the leadership capacity in our schools
- Principle Five – We want to integrate ICT throughout as part of the transformation of learning experiences for children, young people and the community.

3.2. The design and construction supports each of the seven Haringey Greenest Borough Strategy priorities in the following ways:

Priority One – Improving the Urban Environment

- Seek 60% carbon reduction for new builds.

Priority Two – Protecting the natural Environment

- Bio-diversity will be actively managed to promote the development of local flora, fauna and wildlife.
- Extended community use.

Priority Three – Managing Environmental Resources Efficiently

- Air source heat pump offering a renewable energy source
- Energy efficient systems for lighting and heating
- Lighting will be provided through a combination of daylight sensors, passive detectors and switching
- Voltage Optimisation

Priority Four – Leading by example – managing the public sector sustainably

- Aims to reduce energy usage and support best practice regarding use of equipment existing and new equipment.

Priority Five – Sustainable design and construction

- With a combination of new and refurbishment, BREEAM very good will be achieved throughout.
- Only certified timber will be used in construction.
- Site waste management plan.

**Priority Six – Promoting Sustainable Travel**

- The schools travel plan will be reviewed and updated and will continue to promote sustainable transport.

**Priority Seven – Raising Awareness and Involvement**

- The design will enable the school to monitor energy used

3.3 In addition, the following principles are being addressed within the design:

- The Haringey Extended Services Schools Strategy
- DCSF 'Every Child Matters'

**4. Recommendations**

- 4.1. That Members agreed to award the contract for the above project to the contractor named in Part B as allowed under Contract Standing Order CSO.11.03
- 4.2. That members agree to the issuing a letter of intent as allowed under Contract Standing Order CSO.12.02.

**5. Reason for recommendation(s)**

- 5.1. The contractor named in Part B 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.

**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. 8 Contractors submitted a tender and details of this are contained in Part B – Appendix A.

**7. Summary**

**Background**

- 7.1. As part of Haringey's Phase 3 Children's Centre development programme, Rokesly Infants School, Hermiston Avenue, London N8 8NH is identified as a possible Children Centre Main Site. The intention is to offer access to children's centre services to the population of children under 5 and their families, living in the Crouch End ward. It will also incorporate a permanent nursery provision and a basis for supporting childminders and local Private

Voluntary Independent (PVI) providers.

The existing prefabricated Nursery was installed in 2006 as a temporary structure and is currently on lease but will be removed on completion of the new development.

- 7.2. Nursery places will remain as existing at 26 morning and 26 afternoon.
- 7.3. The project will be carried out in a single phase with minimal disruption to the school and will complete by November 2010.
- 7.4. The scope of works conforms to the planning application granted in February 2010.
- 7.5. Funding has been agreed by Cabinet.
- 7.6. The key decision is included in the Forward Plan.
- 7.7. The Children and Young People's Service is project managing this project. Norfolk Property Services were appointed as employer's agent and lead designer in September 2009 from the Consultants for Construction Works Framework.
- 7.8. An equalities impact assessment has been commissioned and will be ready for inclusion in this report before 27<sup>th</sup> April 2010.

#### **Procurement Process**

- 7.9. Competitive tenders were invited from ten firms from the Framework Agreement for the Provision of Major Construction Works value in the range £250,000 to £999,999.
- 7.10. Tenderers were invited from the Framework Agreement for Major Construction Works on the following basis:
  - Experience of new build – both traditional and modular construction
  - Experience on Design and Build (D&B) contracts
  - Working within an occupied site
- 7.11. The defects liability period is 12 months.
- 7.12. Tenders were invited on a quality/price basis of 60%/40%.
- 7.13. Two of the contractors invited to tender did not submit a tender.
- 7.14. The contract is to be awarded on a fixed price basis.

7.15. 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 is attached as Appendix A

7.16. A letter of intent will be issued to support design works prior to mobilisation of the contractor.

### **Programme**

7.17. The work is scheduled to commence on site in June 2010 and complete in November 2010.

7.18. The construction period will be 24 weeks

7.19. As this is a Design & Build contract and the works are due to commence in June 2010, we have requested that the Contractor be permitted to proceed with the design works to mitigate the risk of delays to construction works.

### **Sustainability**

7.20. A Site Waste Management Plan has been incorporated into the Contract and will be monitored for adherence throughout the project.

7.21. The design aims to achieve BREEAM 'very good'.

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

7.23. Timber will be obtained from certified sustainable sources.

7.24. The design includes:

- Air source heat pump offering a renewable energy source
- Energy efficient systems for lighting and heating
- Rain water harvesting
- Voltage Optimisation

7.25. The design compliments the existing structures.

## **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. The funding sources are identified in Part B item 3.4.

## **9. Head of Legal Services Comments**

- 9.1. This report is seeking Procurement Committee approval to award a contract, following a mini-competition, to the recommended contractor named in Part B of this report for the building contract of Rokesly Nursery and Children's Centre.
- 9.2. The Framework Agreements were tendered in the EU and selection of the Framework contractors was undertaken in compliance with the Public Contracts Regulations 2006.
- 9.3. The Contractor named in Part B was appointed to the Framework in respect of the value band £250,000 to £999,999.
- 9.4. The value of the proposed contract exceeds £250,000 therefore the award requires the approval of the Procurement Committee in accordance with CSO 11.03.
- 9.5. The contract is also a key decision and, as such, needs to be and has been included in the Council's Forward Plan (in accordance with CSO 11.04).
- 9.6. The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations in paragraph 4 of the report.

## **10. Head of Procurement Comments**

- 10.1. The contractors invited to tender have been selected from the Council's Framework agreement for Major Construction works 2006.
- 10.2. 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.
- 10.3. The selected contractor as recommended in Part B Exempt Information (paragraphs 1 and 4.7) represents best value for the Council.

## **11. Equalities & Community Cohesion Comments**

- 11.1. The Equalities Impact assessment will be completed by 27th April 2010.

## **12. Consultation**

- 12.1. Extensive consultation has been carried out with end users in arriving at the agreed layouts.
- 12.2. Consultation and drop in events have taken place at RIBA Plan of work design stages B and D, 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.

<p>12.3. All questions raised at drop in sessions and those received electronically were collated into a Question and Answer document.</p> <p>12.4. A project website for the Rokesly Nursery and Children's Centre Project has been established and is regularly updated.</p> <p>12.5. We envisage design displays will be made available within the school reception lobby.</p>
<p><b>13. Service Financial Comments</b></p> <p>13.1. The budget for this project is included in the CYPS approved capital programme and is fully funded from secured resources.</p> <p>13.2. The total cash limit budget for this project is identified in Part B (item 3). There is sufficient provision within the budget for the works which are the subject of this report</p>
<p><b>14. Use of appendices /Tables and photographs</b></p> <p>14.1. Appendix A – LHC framework</p> <p>14.2. Part B of this report contains exempt information.</p>
<p><b>15. Local Government (Access to Information) Act 1985</b></p> <p>15.1. List of background documents: Framework Agreement for Major Works, January 2006.</p> <p>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).</p>

Appendix A - LHC Framework, Rokesly Development

LHC Category	Specification/ Supplier included in project	Reasons for non inclusion i.e Vfm/Quality – evidence to be summarised	Comments
Aluminium windows and doors	Performance specification provided for Contractor's Choice.	To obtain value for money.	Performance spec route for D&B agreed with Client.
External doorsets	Performance specification provided for Contractor's Choice.	To obtain value for money.	Performance spec route for D&B agreed with Client.
External envelope repairs	As Project Specification.	Choice of external materials was as required by the School and Planner to blend with its surroundings.	Client agreement with chosen external materials.
Heating management services	As Project Specification.	Part of brief to comply with achieving use of sustainable energy source.	
Insulation and associated works	Performance specification provided for Contractor's Choice.	To obtain value for money.	Performance spec route for D&B agreed with Client.
Integrated property and security services	N/A	N/A	N/A
Kitchen and bathroom replacement works	N/A	N/A	N/A
Kitchen units and worktops	Performance specification provided for Contractor's Choice.	To obtain value for money.	Performance spec route for D&B agreed with Client.
PVC-U windows and doors	N/A	N/A	N/A
Steel, timber and concrete fencing	Performance specification provided for Contractor's Choice.	To obtain value for money.	Performance spec route for D&B agreed with Client.
Timber windows	Performance	To obtain value	Performance



and doors	specification provided for Contractor's Choice.	for money.	spec route for D&B agreed with Client.
Window and door maintenance	N/A	N/A	N/A
Roofing	Performance specification provided for Contractor's choice but have suggested Sarnafil single ply membrane as a preferred product.	High performance material whilst allowing foot traffic for maintenance.	