

Report Title: **Refurbishment and re-modelling of Treetops building at Stroud Green Primary School, N4 to form a Children's Centre. (Part A): Award of Contract**

Forward Plan reference number (if applicable): **[add reference]**

Report of: **Director of The Children's Service**

Ward(s) affected: **Stroud Green**

Report for: **Non-Key Decision**

1. Purpose

1.1 This report seeks Member approval to award the contract for the refurbishment and remodelling of Treetops building and associated works at Stroud Green Primary School to form a Children's Centre.

2. Introduction by Executive Member

2.1 The need for a Children's Centre in Stroud Green ward was identified under the Government's Children's Centre phase 1 initiative aimed at reaching children living in the 20% most deprived wards. The centre will provide a range of support services for parents and carers.

2.2. The scheme will include the refurbishment and remodelling of the existing administration areas and the existing toilet provision, within the existing Treetops building, will be totally refurbished.

3. Recommendations

3.1 That Members agree to award the contract for the above project, as allowed under Contract Standing Order (CSO) 11, in accordance with the recommendations in paragraph Part B 4.1 of this report.

Report Authorised by: Sharon Shoesmith, Director of The Children's Service

Signed..... *S. M. Shoesmith* Date..... *13.06.06*

Contact Officer: Brendan Wells, Head of Property and Contracts

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4. Executive Summary

- 4.1 Following tender analysis of the bids received, the recommendation to the members is that the contract be awarded to T & B (Contractors) Ltd, allowing construction works to commence in July 2006 for 12 weeks
- 4.2 Due to delays in funding approval coming through there may be an urgency to bring forward works to reception area, other works to commence sequentially. This will be subsequently reviewed with the contractor if required by client department.
- 4.3 . The method of assessing all of the contractors' submissions was based on the lowest price.

5. Local Government (Access to Information) Act 1985

5.1 List of background documents:

The following background documents were used in production of this report:

- Tender cost report as produced by Frankham Consultancy Group Ltd , May 2006
- Pre-tender cost plan as prepared by Frankham Consultancy Group Ltd.

5.2 See Part B for exempt information.

6. Background

- 6.1 Children's Centres are a key part of the development of services for children and their families, and act as a hub for a specified area. We want to ensure that the children's centres in Haringey deliver high quality, integrated care and early education, family support and health services.
- 6.2 The need for a Children's Centre in the Stroud Green ward was identified under the Government's phase 1 initiative for a children's centre to reach children living in 20% wards on the deprivation indices. The centre will ensure good links with schools, extended schools and out of school activities. Parents will also have updated information about schools and activities.
- 6.3 The Government has provided Haringey Council with £3,407,321.00 children's centre capital to develop 10 Children's Centres by March 2006 (Sure Start Unit has given an extension of time for Stroud Green Children's Centre to be opened by September 2006), and £4,484,529.00 to develop a further 8 Centres by March 2008. There is a target for creating 505 new childcare places in Haringey in the phase 1 centres by September 2006.

7. Description

- 7.1 Stroud Green Primary is a grade 2 listed Victorian school building and the provision of a Children's Centre on the school site will allow for a Children's Centre that brings together services for children under 5s and their families. The parents and carers can choose from a range of support services such as drop-ins where families stay and play with their children, health advice , training courses, workshops on parenting, support before and after the birth of a baby,

advice on getting training and work, forums where parents and carers say what the centre should offer. Children and families with extra needs can be quickly linked to specialist services.

- 7.2 The scheme allows for the remodelling and refurbishment of the Treetops building at the school, based upon the DfES model for a new children's centre. This will allow the centre to provide a range of support services for the parents and carers to choose from. The ground floor of the Treetops building is only used for wrap around care i.e. after school club, childminder's drop in and holiday scheme for children under 8 years of age.
- 7.3 Minor alterations to the Nursery building including provision of disabled WC and upgrade of kitchen facility was completed, within a previous phase of works at Stroud Green Primary School. This has allowed the facility to be brought up to current standards.
- 7.4 The scheme will include the refurbishment and remodelling of the existing administration areas, enhancing the management and focal point of the school and the children's centre.
- 7.5 The toilet provision within the existing Treetops building will be totally refurbished and provide accessible toilets to include the provision of wash-down areas.
- 7.6 In terms of Asset Management priorities the approval of this project will address Condition, Suitability, and Sufficiency issues, at the School which is located within the Stroud Green Ward of Haringey
- 7.7 Planning permission has been received for the project.
- 7.8 Quotes for platform lift were obtained separately in April 2006.
- 7.8 Evaluation of the tenders were based on the lowest price.

8. Budget

- 8.1 Total funding provision has been made for Stroud Green Children's Centre project of £570,112.00; £10,000.00 of which is coming from the school's Devolved Capital, £370,000.00 from the Phase 1 children's centre allocation and £190,112.00 from Phase 2 allocation. Please note we have approval from the Sure Start Unit to carry forward £330,000.00 of the Phase 1 allocation to 2006/07. The funding approvals from Sure Start (Government Office for London) were not received until 18th May 2006 (Phase 1) and 24th May 2006 (Phase 2).
- 8.2 Tenders were invited from five companies on a fixed price basis with a 12 week contract period. The Construction Procurement Group provided the companies from the Council's list of approved contractors for inclusion on the tender list. The selected companies are detailed in Appendix B.
- 8.3 The tenders were received on 25 April 2006 and the results are as Part B paragraph 2.2. The tenders are open for four months hence should be accepted prior to 15 August 2006.

- 8.4 Each contractor's cost submission was evaluated by Frankham Consultancy Ltd. Cost submissions included assessment of profit and overheads, and preliminaries.

9. Consultation

- 9.1 Regular monthly Local Planning Group meetings have been held involving school staff, school governors, external partners, the Treetops after school club manager and all interested parties since June 2005. The group has been consulted throughout the planning and design stages and had their regular in-put on the scheme.

10. Key Benefits and Risks

- 10.1 The provision of a Children's Centre will help us ensure that the children's centres in Haringey deliver high-quality, integrated care and early education, family support and health services.

11. Contract

- 11.1 The Conditions of Contract will be the Joint Contracts Tribunal (JCT) Intermediate Building Contract 2005. The Lead Designer and Contract Administrator is Frankham Consultancy Group Ltd commissioned through and in accordance with Haringey's Construction related Consultancy Services Framework Agreement.

12. Summary and Conclusions

- 12.1 The provision of a Children Centre at Stroud Green Primary school will deliver high quality, integrated care and early education family support and health services for the local community.
- 12.2 There is an acceptable tender that can be afforded within the overall budget and the school will be managing the facility.
- 12.3 Due to delays in funding approval coming through there may be an urgency to bring forward works to the reception area, other works to commence sequentially. This will subsequently be reviewed with the contractor if required by client department.

13. Recommendations

- 13.1 That Members agree to award the contract for remodelling and refurbishment of the Treetops building at Stroud Green Primary to the contractor named and for the sum stated in Part B 4.1.

14. Equalities Implications

- 14.1 The scheme is designed to ensure the Authority complies with statutory requirements in relation to the Building Regulations Part M 2004 'Access to and use of buildings', and the 'Disability Discrimination Act 2005 (DDA)'. This compliance only affects the areas within the scheme not the buildings generally.

This includes accessibility for wheelchair users by means of level access, 900 mm clear door opening, provision of a platform lift and accessible toilets. Contrasting colours will be used to aid the visually impaired including tactile flooring to indicate changes in level and identification of edges of all stairs. The scheme includes conventional, tactile and pictorial signage at different heights to assist the easy movement of all throughout the facility.

- 14.2 The link-way and platform lift will afford parents, carers and staff internal access to areas that are currently only accessed via an internal route through the ICT suite. This will be of benefit to the school at large, including the wider local community in and out of term time.
- 14.3 This project will allow for a Children's Centre that brings together services for children under 5 and their families. The parents and carers can choose from a range of support services such as drop-ins (where families stay and play with their children), health advice training courses, workshops on parenting, support before and after the birth of a baby, advice on getting training and work, forums where parents and carers say what the centre should offer. Children and families with extra needs can be quickly linked to specialist services.
- 14.4 The Stroud Green Ward is made up of a diverse community and the provision of a Children's Centre will benefit the wider community.

15. Health and Safety Implications

- 15.1 All contractors have been assessed as competent under the Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the Council's Health and Safety policy.
- 15.2 As required by the Construction (Design and Management) Regulations 1994, the Principal Contractor's construction Phase Health and Safety Plan will be checked and approved by the Planning Supervisor prior to the commencement of work on site and assistance will be given to the school to modify its own Health and Safety Plan should it be necessary, due to the adjacent construction works.
- 15.3 As part of this contract and in conjunction with the Head teacher, the contractor will organise a presentation to the school from their Health and Safety advisor.

16 Sustainability Implications

- 16.1 The design has been developed to complement the existing school, yet make a design statement using natural materials (i.e. timber for joinery) obtained from a sustainable source.
- 16.2 The Children's Centre also provides an opportunity to improve efficiency of the existing school by careful remodelling.
- 16.3 Energy Efficiency
Energy efficiency is being designed into the building by using natural light and the provision of low energy lighting. The majority of the rooms will be adequately naturally lit for most of the day.
- 16.4 Materials

Timber will be from managed forestry sources. The floor covering to most areas is linoleum.

16.5 Ventilation

The rooms will be naturally vented with openable windows and high level clerestory windows.

Apart from extract systems in the kitchen and WC's, no other areas have been provided with mechanical ventilation. No cooling will be provided.

16.6 Thermal Performance

Replacement double glazed windows will meet or exceed the thermal performance requirements of the Building Regulations, Part L2. A full submission has been made to Building Control to demonstrate compliance.

16.7 Lighting

Energy saving electric lighting will be provided throughout the new works.

16.8 Water saving

Sanitary appliances will be water efficient low flush WCs with non-concussive taps to wash hand basins.

17 Financial Implications

17.1 These are contained in Part B, paragraphs 3.1 and 4.1

18 Comments of the Director of Finance

18.1 All financial resources required for this project have been secured without recourse to council funds. It is imperative that written confirmation is received from Stroud Green Primary School in respect of their Devolved Formula Capital contribution to be certain of its availability.

The contract cost is well within approved resources available and no risk is perceived at this stage.

The Director of Finance has no objection to the award of the contract for building works at Stroud Green Primary to T&B (Contractors) Ltd in the sum of £298,247.00 subject to confirmation from the school of the availability, and their commitment to utilisation, of Devolved Formula Capital to support the project.

19 Comments of the Head of Legal Services

19.1 The estimated value of the contract is below the threshold for tendering in the EU under the Public Contracts Regulations 2006. The threshold is £3,611,474.

19.2 The report states that the Contract was tendered in accordance with Contract Standing Orders in that tenderers from the Council's Approved Lists were invited

to tender in accordance with CSO 8,2(d), the tenders were evaluated on the basis of the lowest tender.

- 19.3 Because of the value of the contract as stated in the report is in excess of £250,000 any award must be approved by Members in accordance with CSO 11.3.
- 19.4 The recommendation in this report is to awards the contract on the basis of lowest tender in accordance with Contract Standing Order 11.1(b).
- 19.5 The Head of Legal Services confirms that no leaseholders will be obliged to contribute to the proposed works at Stroud Green Primary School.
- 19.6 The Head of Legal Services confirms that there are no reasons preventing the Members from approving the recommendations in Paragraph 3.1 of this report.

20 Comments of the Head of Procurement

- 20.1 The contractors invited to tender for this project have been selected from the Council's approved list of building contractors, and the invitation process is clear and fully compliant.
- 20.2 The range of bid prices received from the five contractors represents a significant spread, and the price selected is the lowest.
- 20.3 In many cases where the lowest price is such a high percentage different from the range, this would be a cause for concern. Given, however, that the prices have been fully evaluated by a consultant from the Council's consultancy framework agreement, the risk that such a low price may not represent value for money has been mitigated by this evaluation.
- 20.4 The benefits of this project are clearly outlined within the report.
- 20.5 The procedure to appoint a suitable contractor appears to have been carried out in a fully compliant manner, and the head of procurement therefore supports the recommendation to Members to approve the award of contract as at Appendix B.

21 Use of Appendices / Tables / Photographs

- 21.1 Appendix A: Site Plan Drawing number: 220064/01A
- 21.1 Part B of this report contains exempt information.