

Agenda item:

[No.]

Report to Procurement Committee

12th May 2011

Report Title. **The Mulberry Primary School Remodelling Works**

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

Signed :



p.p Ian Bailey

Contact Officer :

Claire Barnes, Senior Project Manager, Children and Young People's Service

Wards(s) affected: Tottenham Hale

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 re-modelling works at The Mulberry Primary School.
- 1.2. To seek approval to issue letter of acceptance prior to formal contract signature for 10% of the contract value.

2. Introduction by Cabinet Member (if necessary)

- 2.1. I am happy with the recommendations in this report and believe the appropriate procedures have been followed.

2.2. I am very pleased that we have found the money to do these works at Mulberry primary and believe they will enhance the learning environment for pupils.

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

The project at The Mulberry Primary School aims to significantly improve the learning environment for pupils and teachers.

3.1. Council Priorities

3.1.1 Making Haringey one of London's Greenest Boroughs

3.1.1.1 The design and construction will support each of the seven Haringey Greenest Borough Strategy Priorities in the following ways:

· Priority One - Improving the Urban Environment:

- The school project will go beyond the current Haringey Council requirement of 10% CO2 reduction for new build over 1,000 sq metres.
- In the new build, we will seek 60% carbon reduction, using DfE carbon calculation.

· Priority Two - Protecting the Natural Environment:

- In the landscaping design and works, bio-diversity to be actively managed to promote the development of the local flora, fauna and wildlife.
- Extended community use of the school, exploiting the significantly improved facilities.

· Priority Three - Managing Environmental Resources efficiently:

- Within the school design, measures to be incorporated to minimise the utilities used on a daily basis.
- This will include minimising the use of water and energy through the installation of energy efficient fixtures and fittings.
- Voltage optimisation.

· Priority Four - Leading by example, managing the public sector sustainably:

- ICT design will ensure energy use is minimised by incorporating automatic switch off of all devices within the software used.

- In addition the size of each device installed will be appropriate to the required tasks and the numbers of servers used will be minimised by centralising data centres creating further energy savings.
- Where possible legacy equipment to be reused or recycled. All new “white good” appliances to be AAA energy rated.
- Through a combination of good design and school best practice achieve a 10% reduction in energy used at the school, measured per pupil per sq metre, by 2011.

· Priority Five - Sustainable design and construction:

- Based on the scope and value of this project, the new build will achieve a BREEAM rating of Very Good.
- Only certified (COC) timber will be used in construction and there will be reduced use of VOC materials.
- A Site Waste Management Plan to national WRAP standards ensuring best practice in site construction management is included.

· Priority Six - Promoting sustainable travel:

- The school design has been integrated with the school’s travel plan promoting the use of sustainable travel to school, such as cycling.

· Priority Seven - Raising awareness and involvement:

- The new building constructed to have dedicated energy metres, improving the visibility and control of energy used.

3.1.2 Creating a Better Haringey: Cleaner, Greener and Safer

3.1.2.1 The Mulberry Primary School project will improve the school, significantly enhancing the learning environment of the students. The new building will offer free and convenient access for wheelchair or pushchairs .

3.1.2.2 The project is intended to achieve BREEAM rating of very good.

3.1.3 Encouraging Lifetime Well Being, at Home, Work Play and Learning

3.1.3.1 The Primary Capital Programme will contribute to the transformation in outcomes for young people in Haringey by improving the learning environment, providing anywhere/anytime access to ICT and providing a wider range of pathways of study.

3.1.3.2 The project will promote learning through access to greater opportunities for all

within the community.

3.1.4 Promoting independent living while supporting adults and children when needed

3.1.4.1 The contractor will look to implement, wherever possible, the council's policies in respect of employing local labour, and creating apprenticeships for local people.

3.1.5 Delivering Excellent, Customer Focussed, Cost Effective Services

3.1.5.1 Key to the success of this project and the Primary Capital programme is the improvement of standards in schools.

The Mulberry Primary School project will offer flexibility to meet future changes in children's and the wider community's needs to ensure delivery of an enriched curriculum

3.2 Council Strategy

The development project at The Mulberry Primary School is being carried out to improve teaching, learning and play facilities and is considered a high priority within the Capital Programme.

3.2.1 The Children & Young People's Plan

3.2.1.1 The successful completion of this project will be instrumental in Haringey achieving the aims and objectives of the Children and Young People's Plan 2006 – 2009 which are aligned with those in the national Children's Plan 2008 – 2020.

3.2.1.2 The project will help deliver the Every Child Matters agenda and provide an opportunity to transform education in Haringey by delivering a school that our young people, our teachers and our local communities deserve.

3.2.1.3 The development project will meet local need for extended, youth and community services by providing an extended service, including childcare, to the children and their families as well as services for the wider community

3.2.2 The Primary Strategy for Change

3.2.1 The planned design and construction programme for the school expansion will support and contribute towards the following five principles of Haringey's Primary Strategy for Change:

- **Principle 1:** We want all children to be able to enjoy their learning and to make good progress;
- **Principle 2:** We want to promote learning through access to greater opportunities for all within the community;
- **Principle 3:** We want to secure the health and well-being of our children and young people and safeguard their welfare, especially the more vulnerable;
- **Principle 4:** We want to further develop the leadership capacity in our schools;
- **Principle 5:** We want to integrate ICT throughout as part of the transformation of learning experiences for children, young people and the community.

4. Recommendations

- 4.1. That Members agree 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 issue of a letter of acceptance at 10% of the contract value.

5. Reason for recommendation(s)

- 5.1. The contractor named in Part B paragraph 2.12 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 enhance the learning environment of both pupils and teachers at The Mulberry Primary School.

6. Other options considered

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

7. Summary

Background

- 7.1. The London Borough of Haringey identified The Mulberry Primary School requiring much need improvements to enhance teaching and learning.

- 7.2. The project will be carried out in 6 phases aimed to minimise disruption to the school :
- **Phase 1:** Landscape the nursery playground and remove a mezzanine floor in the gym which aims to maximise space for indoor sports.
 - **Phase 2:** New build and associated landscaping. 2 classrooms, 1 crèche and 1 multi purpose room. Its intended that the multi purpose room support's both school and community learning..
 - **Phase 3:** Demolition and removal of two temporary classrooms. Form openings from year 1 classrooms offering direct access to outside learning and play.
 - **Phase 4:** Landscape all external spaces maximising use of space and learning opportunities.
 - **Phase 5:** Replacement of lighting throughout existing buildings and other minor additional mechanical and electrical items as recommended within the condition survey.
- 7.3. The scope of works conforms to the planning application granted on the 11th February 2010 covering all phases.
- 7.4. Building control application will be submitted by the contractor.
- 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 from the Haringey Design Framework. As lead designer in November 2008 and will progress the project to completion as employers agent.
- 7.8. An equalities impact assessment was completed in December 2010 and remains a live document to be monitored through the life of the project.

Procurement Process

- 7.9. Competitive tenders were invited from eight firms from the Framework Agreement for the Major Building Construction Works banding value £1,000,000 to £3,499,000 on the basis of their financial capability to undertake the project.
- 7.10. The defects liability period (rectification period) is 12 months.
- 7.11. Six tenders were received for Tender A, two contractors declined during the tender period: Two alternative Tender B's were received.
- 7.12. The contract is to be awarded on a fixed price basis.

- 7.13. The procurement route is design and build.
- 7.14. Tenders include site establishment and management costs, contractors design costs, overhead and profit in accordance with the Framework Agreement.
- 7.15. The contract is to be awarded on an agreed maximum price.
- 7.16. A letter of acceptance will be issued for 10% of the contract value.
- 7.17. The London Housing Consortium (LHC) 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. This document is appended to Part B, appendix A.

Programme

- 7.18. The work is scheduled to commence on site in July 2011 and complete in August 2012.
- 7.19. The construction period will be 57 weeks, in stages of sectional completion.

Sustainability

- 7.20. A Site Waste Management Plan has been allowed within the project and has been produced ready to be taken forward by the contractor.
- 7.21. Based on the size of the project and financial investment available, the design aims to achieve BREEAM very good.
- 7.22. The design demonstrates good sustainable practice, economically and environmentally to achieve maximum life expectancy. This has been tested through completion of a life cycle costing exercise undertaken at each design stage of the project and reviewed at each gateway approval.
- 7.23. Timber will be obtained from certified sustainable sources.
- 7.24. The design includes:
- Low grade, energy efficient, low carbon air source heat pump serving under floor heating.
 - Energy efficient systems for lighting
 - Voltage Optimisation
- 7.25. The design of the new build compliments existing structures.

8. Chief Financial Officer Comments

- 8.1. The CFO confirms that the approved 11/12 capital programme for CYPS includes provision for this project at a total cost of £3m. It is noted that the total cost of the project is now projected to be £2.43m, offering a saving of £0.57m to the CYPS capital programme.

9. Head of Legal Services Comments

- 9.1 The Framework Agreement for Major Works was tendered in Europe in compliance with EU procurement regulations i.e the Public Contracts Regulations 2006.
- 9.2 Eight contractors from the Council's Framework Agreement for Major Works were invited to tender for the remodelling works at Mulberry School. This included an option to submit a Tender B as a variant bid.
- 9.3 Children and Young People's Service Directorate (CYPS) now wishes to award the contract to the contractor named in Part B of the report.
- 9.4 Because of the value of the contract the award must be approved by the Procurement Committee in accordance with Contract Standing Order 11.03.
- 9.5. The contract is also a key decision and as such needs to be included in the Council's Forward Plan in accordance with Contract Standing Order 11.04. Children's and Young People's Services Directorate has confirmed that this has taken place.
- 9.6 The Head of Legal Services confirms that there are no legal reasons preventing the approval of the recommendations.

10. Head of Procurement Comments

- 10.1. The contractors invited to tender have been selected from the Council Framework agreement for Major works.
- 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 tender offers value for money for the project as offered in tender B (variants) for the project.

10.4. The selected contractor as recommended in Part B represents best value for the Council.

11. Equalities & Community Cohesion Comments

11.1. An Equality Impact Assessment has been completed on this project and it established that there would be a positive impact across the equality strands, and that all pupils will benefit from this project.

12. Consultation

12.1. Stage events have taken place at design stages B,C,D & E, which invited comments and debate from pupils, parents, teachers and members of the local community. Feedback from the consultation event was collated and incorporated into the design.

12.2. The Children and Young People's Service, Governors, the school head, teachers and school staff have all had input in agreeing the scheme. Information through design quality sessions and steering groups meetings.

12.3. All questions raised at drop in sessions were collated into a Question and Answer document.

12.4. A monthly steering group was established with representatives from the School's Governing Body, Staff and C&YPS Officers of the Council.

12.5. A press release was issued in preparation for the final stage presentation which was held at the school on Tuesday 30th March 2010.

12.6. Project newsletters will be issued to update the school and the local community on progress.

12.7. A project website for The Mulberry Primary School Project has been established and is regularly updated. Design displays have been made available within the school. This included 2D visuals.

12.8. Regular progress updates have been placed within the school newsletter.

12.9. A design stage review group was established with client officers to appraise the design at each key stage. Stage approval was obtained prior to proceeding to

the next stage.

13. Service Financial Comments

- 13.1. The approved CYPS capital programme for 11/12 includes a budget of £3m for this project.
- 13.2. The current projected total cost of the project is now £2.43m. It is therefore proposed to revise the cash limit budget for this project to this level, offering a saving to the CYPS capital programme of £0.57m. This saving will revert to the overall programme contingency pending the approved allocation to future projects awaiting commissioning.
- 13.3. The project is fully funded from secured resources, and will be financed from a combination of Primary Capital Grant and contributions from private developers (Education pooled S106 receipts).
- 13.4. The cash flow profile for the revised project budget will be reviewed as part of the normal project monitoring process and the approved capital programme updated accordingly.

14. Use of appendices /Tables and photographs

- 14.1. 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).