



Report for:	Cabinet Procurement Committee Meeting 12 January 2012	Item number	TBA
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Title:	Northumberland Park Community School - swimming pool hall mechanical and electrical improvement works
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Report authorised by :	Jon McGrath, Director, Capital Programme Team, Place & Sustainability.
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Lead Officer:	Joe Toohey, Project Manager, Capital Programme Team, Place & Sustainability. 0208 489 3669 Joe.toohey@haringey.gov.uk
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Ward(s) affected: Northumberland Park	Report for Non Key Decision:
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1. Describe the issue under consideration

1.1. Haringey Council, Place and Sustainability, is seeking to procure a contractor to refurbish and replace parts of the existing Mechanical & Electrical plant within the school pool hall at Northumberland Park Community School.

2. Cabinet Member Introduction

2.1. I am satisfied that the appropriate procedures have been followed and am happy to support the recommendations. The pool is a valuable facility for both the school and the wider community and it is therefore important that it is kept well maintained and fully operational.

3. Recommendations

3.1. To approve a waiver of the requirements set out in CSO 9.01 to enable a tender process to take place without advertising by inviting tenders from a selection of contractors from Constructionline (a government managed UK register of pre-qualified construction services) for the works.



3.2. To agree to award the contract for the above project in accordance with CSO 9.07.1(d) to the contractor named in the exempt information Appendix A Paragraph 1.5.

3.3. It is further recommended that Members agree to the issue of a Letter of Intent at 10% of the contract value as allowed under CSO 9.08.3.

4. Other options considered

4.1. A total of 5 contractors selected from Constructionline were invited to tender for the works. Constructionline was used rather than the existing Framework Agreement for the provision of Major Works Construction Services, as the work to be carried out is specialist in nature and contractors outside of this framework have the necessary skills to undertake the work. One contractor declined during the tender period. Details of this are contained in the tender report Appendix A.

5. Background information

5.1. Introduction

5.1.1. The existing mechanical services plant and distribution of the Northumberland Park Community Pool appears to be around 20 – 25 years old and is in poor condition as evidenced in the initial survey completed by NPS (London) Ltd and is therefore reaching the end of its operational life.

5.1.2. The main school building has recently undergone a major refurbishment programme as part of the Building Schools for the Future programme, however, the pool building itself was provided with some supplementary heating works although limited to two areas: a secondary heating system for the pool plant serviced from a solar panel system and a new secondary space heating zone.

5.1.3. The systems associated to the pool building include the following:

- The central Boiler Plant and distribution
- The ventilation to pool hall and associated areas
- Supplementary heating zones to main pool hall
- Heating to the pool water heat exchanger unit
- Automatic controls and Motor Control Panels

5.1.4. The existing boiler plant comprises of a two module boiler, with the hot water distributed by a single twin pump set with no secondary pumping zones. The building is serviced by three ventilation plants which do not have any cooling or humidity control facilities which can cause severe overheating in summer. The system is independent of the main heating system with no control interface between the two systems.



5.1.5. The facility has reached the end of its operational life, is inefficient in its use of energy and there are now potential issues that may cause the system to fail. Therefore there is the need to replace these boilers as soon as possible with more efficient boilers.

5.2. Procurement

5.2.1. The design consultants were commissioned from Haringey's Consultants for Construction Works Framework Agreement.

5.2.2. A tender was issued to contractors selected by the Construction Procurement Group (CPG) from Constructionline (a government managed UK register of pre-qualified construction services database) on the 21st October 2011.

5.2.3. The work that is envisaged in the tender is:-

- Isolation and strip out of existing Air Handling Supply and Extract Plant, Low Pressure Hot Water (LPHW) Distribution, Control Panel and Associated Power and Control Wiring, Pool Lighting and Gymnasium Grilles. (Existing boilers and pressure unit to be retained)
- Supply and installation of Air Handling Supply and Extract Plant.
- Supply and installation of New Heat Pumps and distribution pipework
- Supply and installation of New Pool Heat Exchangers and associated pipework
- Supply and installation of LPHW Distribution to include buffer tanks, pressurisation units valves etc.
- Supply and installation of Control Panels and Associated Power and Control Wiring, environmental controls, Building Management System (BMS) and energy metering
- Supply and installation of Pool Low Energy Lighting.
- Supply and installation of Gymnasium Grilles.
- Testing/remedial works to existing Fire Alarm System.
- Supply and installation of all associated earthing and bonding.
- Undertake all necessary testing and commissioning of new installations.
- Associated builders work

5.2.4. The Contractor's Design elements of the Scope of Works are:

- Sub-mains and sub-circuit cable sizing, containment and fixings.
- Co-ordination and development of the Consultant's design intent into a fully working installation.



- Automatic controls and BMS
- Structural supports and brackets for new equipment

5.2.5. Tenders were received on the 18th November 2011. The bidders were asked to provide a qualitative submission together with prices for overheads and profit, design and management of the works. The tenders were assessed on both quality (60%) and price (40%). The combined scoring set out in Appendix A under the exempt information is considered to represent the best value for money and is considered to be satisfactory as the basis for a contract.

5.2.6. The procurement process is now complete and a fixed price tender has been obtained. The results of the tender are shown in Appendix A.

5.2.7. This report seeks approval for the appointment of the successful contractor to carry out the construction works under a contract with contractor's design portion.

5.2.8. A waiver of CSO 9.01 is sought on the basis that it is in the Council's overall interest. A fully advertised procurement process would not have allowed the principle objective of undertaking the works during agreed timelines to be met. Constructionline was used as a means of securing tenders from specialist, and suitably qualified contractors in an expedient manner.

5.3. Timescales

5.3.1. The following is the projected timetable based on current information

Award of Contract	13 th February 2012 (projected)
Commencement on Site	15 th February 2012 (projected)
Completion of Construction	13 th July 2012 (projected)
Occupation	27 th July 2012 (projected)

6. Comments of the Chief Financial Officer and financial Implications

6.1. The total cost of this project is £588k including fees. Corporate Finance confirms that a budget has been set aside for this project, which will be part funded from BSF contingency (£370k approved by BSF Board) and the balance to be funded from the secondary school lifecycle fund.

6.2. It is also recommended that the Capital Programme Director is authorised to negotiate a school contribution to the project, as the school will benefit in the future from continued lettings receipts and charges for use of the pool by other schools and members of the public.

7. Head of Legal Services and Legal Implications



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7.1. The works which this report relates to are below the EU threshold for works (currently £3,927,260). Therefore it has not been necessary to follow a EU tendering process.

7.2. The Place and Sustainability Directorate has invited tenders from 5 contractors on Constructionline's pre-qualified list.

7.3. The tender opportunity was not advertised and a selection was made of some and not all pre-qualified contractors on the Constructionline list. As a result, the process is not one of the tender procedures set out in CSO 9.01. Therefore the report seeks a waiver of CSO 9.01 on the basis that it is in the Council's overall interests as provided for under CSO 10.01.2(d).

7.4. Under CSO 10.01.1(a) as the value of the contract is over £250,000 the waiver may only be approved by the Procurement Committee.

7.5. Because of the value of the contract it may only be awarded by the Procurement Committee in accordance 9.07.1(d).

7.6. The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations set out in paragraph 3.

8. Equalities and Community Cohesion Comments

8.1. The refurbishment required as part of this contract have no equality implications, and therefore an Equality Impact Assessment is not needed. However the contractors are expected to take into account all considerations concerning disabled access, throughout the refurbishment.

9. Head of Procurement Comments

9.1. The contractors have been selected from Constructionline, (a government managed UK register of pre-qualified construction services database).

9.2. 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.

9.3. It is noted the need for a Letter of Intent to enable the project to proceed quickly, following award of contract.

9.4. The proposed works represent a significant opportunity to reduce carbon emissions and for this reason it is recommended that the Council's energy management team are fully involved in the final design specifications and to consider any additional ancillary opportunities to reduce carbon.



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9.5. The Head of Procurement recommends the award as stated in paragraph 1.5 in Appendix A which represents the most economically advantageous tender for the Council.

10. Policy Implications

10.1. Greenest Borough Strategy – the refurbishment and replacement of the mechanical plant will increase the efficiency of the heating system and improve the energy performance of the pool facility therefore reducing the carbon emissions of the school.

10.2. Securing the long term operational capacity of the pool facility will ensure the continued integration of school with the wider community, with further potential to increase the utilisation of the pool outside of school activities.

11. Use of Appendices

Appendix A: Exempt Information

12. Local Government (Access to Information) Act 1985