



Haringey Council

Report for:	Cabinet Report - 12 February 2013	Item Number:	
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Title:	Alexandra Primary School 2FE Reinstatement Project
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Report Authorised by:	<i>Libby Blake</i> Libby Blake, Director of Children and Young People's Service
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Ward affected: Noel Park	Report for: Key Decision
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1. Describe the issue under consideration

- 1.1. To seek approval from Cabinet to appoint the recommended contractor (named in the Exempt Information at paragraph 2.16) for the Alexandra Primary School 2FE Reinstatement Project.
- 1.2. Seek approval from Cabinet to issue a letter of intent prior to the formal contract signature for 10% of the contract value.

2. Cabinet Member introduction

- 2.1. The return of Alexandra Primary to two form entry is necessary if we are to provide sufficient primary school places in Wood Green. The construction work has been planned with the school which welcomes the proposal. The tendering process that has been followed is set out in the paper and it is now necessary that the recommended contractor is appointed so that work can commence.

3. Recommendations

- 3.1. Request approval from Cabinet for an award of contract in the contract sum and to the Contractor named in the exempt information at paragraph 2.21.



3.2. Request approval from Cabinet to issue a letter of intent prior to formal contract signature for 10% of the contract value.

4. Alternative options considered

4.1. Design

- 4.1.1. Project objectives in terms of scope, budget and time were established at inception and contained within the Project brief. The requirement to reinstate Alexandra Primary School from 1 to 2 forms of entry was fundamental in achieving this brief.
- 4.1.2. During the design stages of the project, options were considered in terms of the most suitable layout and use of space.
- 4.1.3. Consideration for the inclusion of SEN was considered and discounted due to limitations on space and cost.
- 4.1.4. The design options explored were undertaken in full consultation with the school and the Project Steering Group.

4.2 Forms of Construction Contract

- 4.2.1 Various contract options were considered during design development, the JCT design and build option was considered the most appropriate for delivery of the main construction works for this project. A tender was prepared on the basis of procuring a design and build contract and issued to framework contractors on the Council's framework agreement for Major Building Construction Works value banding £1m to £3.5m.

5. Background

- 5.1 The London Borough of Haringey identified Alexandra Primary School as requiring reinstatement to 2FE to service the increased pupil numbers in the area.
- 5.2 The school will expand from a 1 form of entry to 2 form of entry offering an increase in pupil places from 210 to 420.
- 5.3 Nursery places will remain as existing at 26.
- 5.4 To minimise disruption the project will be completed in sections and has been divided as follow:

Section 1	Convert existing staff parking into a ball play area
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Section 2	New entrance/office accommodation
Section 3	New nursery and foundation play space
Section 4	Modifications to Block A to support additional cohorts in September 2013
Section 5	Refurbish and refreshed teaching spaces within Block A and B, redefining use for the provision of teaching and learning spaces to support 2FE.
Section 6	Refurbishment of external play space
Section 7	Refurbishment of external play space

- 5.5 Planning was granted on the 9th December 2012 (ref HGY/2012/1981).
- 5.6 Building control application will be processed by the successful contractor. Consultation has taken place during design stages.
- 5.7 An equalities impact assessment was completed in March 2012 and remains a live document to be monitored through the life of the project.
- 5.8 The design was completed to RIBA Stage D and issued for tender on the 30th October 2012.
- 5.9 Tenders were returned on Wednesday 19th December 2012 and evaluated on price (40%) and quality (60%).
- 5.10 Details of the tender evaluation and its conclusion is summarised in Part B (exempt information).
- 5.11 The pre tender estimate has been issued by the project Quantity Surveyor and is shown in paragraph 1.3 of Part B (exempt information).
- 5.12 Possession of site is expected to take place in April 2013 with completion of construction work in February 2014.
- 5.13 The design aims to achieve BREEAM 'very good' for section 2 and 3, the new entrance/office and nursery. BREEAM is an environmental assessment method and rating system. It measures the standard of sustainable building design, construction & operation.
- 5.14 A site waste management plan has been developed within the project and will continue throughout construction.
- 5.15 The design continues to demonstrate good sustainable practice, economically and environmentally to achieve maximum life expectancy.
- 5.16 The defect liability period (rectification period) is 12 months.



- 5.17 The contract is to be award on a fixed price basis.
- 5.18 Tenders will include site establishment and management costs, contractors design costs, overhead and profit in accordance with the Framework Agreement.
- 5.19 A letter of intent is intended to be issued for 10% of the construction contract value to enable early commencement of works.
- 5.20 The London Housing Consortium (LHC) Network offers a selection of products, services and contractors through pre-tendered framework agreements. The contractor under the employer's requirements will be expected to consider the use of the LHC framework within their design proposals. They are required to provide periodic reports to the client during the construction design and build stage on the utilisation of this arrangement.
- 5.21 Funding has been approved within the revised Capital programme with a cash limit budget of £2,439,641.
- 5.22 Place and Sustainability will continue to project manage construction and defect stages of the project.
- 5.23 CDMC appointment is with the Sweett Group. CDMC refers to the consultants appointed to advise on Construction Design and Management Regulations issues. This relates to ensuring health and safety standards are being observed to ensure a safe construction process throughout the project cycle.
- 5.24 Gleeds have been appointed has the BREEAM consultants.
- 5.25 Appointment of a Clerk of Work will be finalised pre construction works and selected from the London Construction Programme Construction Related Consultants Services Framework Agreement (CRCS2012) set up by the Council.
- 5.26 The design consultant appointed was award to Mott MacDonald following a mini competition through the Government Procurement Services Project Management and Design Services framework.
- 5.27 The cost consultant was appointed originally from the Council's Consultants for Construction Works (Additional Services) Framework Agreement for is Potter Raper Partnership.
- 5.28 End users, parents and members of the local community have been consulted on throughout the design process through Steering Group Meetings, website updates and school drop in sessions. A communication plan has been



prepared and will be reviewed throughout the construction period as well as the issuing of regular project newsletters.

6. Comments of the Chief Finance Officer and financial implications

- 6.1. The CFO confirms that budgetary provision for the full cost of this scheme at £2.439m has been made within the CYPS capital programme. The revised CYPS programme incorporating this scheme was approved by Cabinet in October 2012. At that time the estimated total scheme cost was £2.386m. A virement of £45k to supplement the project budget will be made from the overall CYPS programme contingency in 2013/14 to cover this additional cost.

7. Head of Legal Services and legal implications

- 7.1. The Council's Framework Agreement for the Major Building Construction Works 2010 was procured in accordance with EU Procurement legislation and is compliant with the Public Contract Regulations 2006 ("the PCR").
- 7.2. The contractors on the framework were invited to submit tenders under a mini competition procedure, a process which complies with the PCR.
- 7.3. As the award is a Key Decision partly to be taken in a private meeting, notice of intention to make the decision should be given through publication in the Forward Plan. This has been done.
- 7.4. Because the value of the proposed contract exceeds £250,000, under Contract Standing Orders (CSO) it is to be awarded by Cabinet (CSO 9.07.1d)
- 7.5. The Head of Legal Services confirms that there are no legal reasons preventing Members from approving the recommendations in this report.

8. Equalities and Community Cohesion Comments

- 8.1. The Equality Impact Assessment (EqIA) completed in March 2012 shows that the purpose of the EqIA is to ensure the development of PCP remains consistent with the needs of different ethnic groups, those with disability, regardless of gender, faith or sexual orientation, ability, aspiration or background. The PCP project at Alexandra will have a particular emphasis on inclusion to enable every learner to meet their potential, and meet the five outcomes for children and their families. The vision for the PCP in Alexandra Primary School has been informed by a number of consultation events, targeting the users and school communities (not just staff and pupils) which are explained in Section 4 of the EqIA.
- 8.2. A summary of the impact in the EqIA on the protected characteristics show that the proposals are likely to have a positive effect on the following groups;



- 8.3. The proposals will have a positive impact in relation to Age Extended schools provision built into the design. Access will be improved through the project. Areas will be able to be zoned to increase the opportunity for community access (inc. ICT suite).
- 8.4. All pupils with a disability or SEN will benefit from this inclusive project. Due to the improved; access, outside space (no berm), opportunities for inclusion, ICT facilities, sports facilities, better class bases, dining arrangements, and in general from the greatly improved learning facilities in the new building design.
- 8.5. All pupils will benefit from this inclusive project. The School to continue to fully consider meeting the needs of all ethnic groups. Each classroom to have access to resource room (where possible) to enable more personalised learning. Anytime, anywhere ICT facilities for pupils. Improved specialist rooms. Building designed to deliver an outstanding curriculum vision. Improved system for tracking and monitoring pupil progress.
- 8.6. All pupils will benefit from this inclusive project. School to continue to fully meet the needs of boys and girls in teaching and learning policy and practice. Teaching and learning facilities improved greatly in the new building design. Anytime, anywhere ICT facilities for pupils. Curriculum diversity - Improved specialist rooms. Improved system for tracking and monitoring pupil progress. Improved toilet /hygiene facilities. Building designed to deliver an outstanding curriculum vision.
- 8.7. Pupils from all religions will benefit from this inclusive project. Building designed to deliver an outstanding curriculum vision.
- 8.8. Whilst sexual orientation is not logged by schools, all pupils will benefit from this inclusive project. Building designed to deliver an outstanding curriculum vision.
- 8.9. Specific considerations to the build and design have been noted in the EqIA. As stated in paragraph 5.7the EqIA will continue to be monitored during the development of the project.

9. Head of Procurement Comments

- 9.1. The project has been tendered from the Councils Major Works Framework Agreement Band B £1,000,000 to £3,499,999 using a design and build (D&B) procurement and construction methodology.
- 9.2. Bids were evaluated on the most economically advantageous tender (MEAT) basis using 60 % quality and 40 % price.



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9.3. The Head of Procurement supports the award of the contract to the recommended contractor as detailed in Part B Paragraph 2.22 and is considered by the Councils Cost Consultants as representing value for money.

10. Policy Implication

10.1. This award supports the Councils policy for provision of pupil places.

11. Reasons for Decision

11.1. To complete the reinstatement of Alexandra Primary School to service the increased pupil numbers in the areas.

12. Use of Appendices

12.1. N/A

13. Local Government (Access to Information) Act 1985

13.1. List of background documents:

13.2.1. Framework Agreement for Major Building Construction Works 2010.

13.2.2. 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).