




Haringey Council

Report for:	Cabinet	Item Number:	
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Title:	Tottenham Green (GoTHR) - Main contractor approval
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Report Authorised by:	Lynn Garner - Director Of Place & Sustainability  _____
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Lead Officer:	Andrew Parker: 020 8489 2624, andrew.parker@haringey.gov.uk
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Ward(s) affected: Tottenham Green Ward	Report for Key Decision
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1. Describe the issue under consideration

- a. The approval of the decision to appoint the selected main contractor (T.Loughman & Co Ltd), to carry out the works on the Tottenham Green project. This is following a competitive tender process involving eight contractors
- b. This contractor was selected using a competitive tender process outlined in section 6 of this report.
- c. Based on quality and cost as the quality/price evaluation matrix in the exempt information in appendix B, the recommended contractor is T Loughman & Co Ltd. They demonstrated a good understanding of the scheme and their proposals for the general management of the project are good. Their submission is considered to offer good value for money.



2. Cabinet Member introduction

- a. The Tottenham Green project has been developed as part of the Growth on the High Road programme of regeneration works, which is in turn part of the wider Tottenham Regeneration Programme. The Tottenham Green project is primarily funded by the Greater London Authority (GLA) and LBH section 106 contributions from neighbouring developments.
- b. The project re-landscapes Tottenham Green, provides the Bernie Grant Art Centre with hard standing to hold events on, re-surfaces the footways on Town Hall Approach Road, brings together the Church Green and Tottenham Green and provides pedestrian routes between all of these areas. The scheme will raise Town hall Approach Road and provide a turning circle on Clyde Road which removes bus standing from Tottenham Green. All of the above aim to bring together the green and surrounding buildings to create a centre for Tottenham that encourages events on the green and acts as a spark to regeneration in the area.

3. Recommendations

- a. Request approval from the Cabinet for an award of contract in the contract sum of £970,827.86 to T.Loughman & Co Ltd.
- b. Approval for a contingency sum as detailed in para 3 of the exempt part of the report

4. Alternative options considered

- a. Do nothing: This does not achieve the regeneration aims for the area and turns down GLA funding.
- b. Partial Works: The current scheme is already a scaled down value engineered scheme. Reducing its scope any further would endanger it from meeting its objectives set by the GLA.

5. Background information



- a. The proposed project was formulated as a result of a study by East Architects that formed part of the application for GLA funding (Mayors Regeneration Fund). The Princes Trust then carried out a number of stakeholder workshops to identify additional key areas for intervention.
- b. An appointed design team then developed the design through RIBA stages B to F. At each stage the GLA reviewed the plans and had opportunity to comment on design.
- c. Local stakeholder groups have been consulted at various stages including the final Stage F design. The stakeholder groups included: Resident's associations, land owners, neighbouring institutions, business representatives and councillors. Formal public consultation also taken place. LBH Design Stage Review Gateway (DSRG) reviews have been carried out at stage C and D.
- d. The current design is supported and approved by the GLA for construction, funding is approved and a draw down mechanism for funds is in place. The project is programmed to complete in 2013/14 but funding is available and can be transferred over to 2014/15 if required, via a Deed of Variation.
- e. Funding has been approved within the revised Capital programme. The cash limit for construction is £1.2m and total project budget is £1.53m.
- f. Place and Sustainability is project managing the project, Adams and Sutherland are the appointed lead designers and Sweet are appointed at the Quantity Surveyor and CDM-Coordinator.
- g. An equalities impact assessment was completed in April 2012 for the regeneration programme and remains a live document to be monitored through the life of the project.

6. Procurement Process

- a. Tenders were invited from eight contractors that were selected from Constructionline, (a government managed UK register of pre-qualified construction services database).
- b. Three contractors declined to be invited to tender and three further contractors withdrew from the tender process resulting in submission of two tenders.
- c. The tenders were assessed on quality (60%) and cost (40%).
- d. A quality assessment was conducted by an Evaluation Panel, comprising the Place & Sustainability Project Manager and the Design Team including



the LBH Highways Engineer from the sustainability transport team. A pre agreed list of questions relevant to this project was included in the tender as part of the Qualitative Delivery Proposals (QDP). Each question was offered a score between 0 (for question not answered) to 5 (excellent) together with a weighted score. The questions included in the QDP and issued as part of the tender are included in Appendix A to the main report.

- e. Further details of the procurement process are contained in para 4 of the exempt part of the report.

7. Comments of the Chief Finance Officer and financial implications

- a. The CFO confirms that the approved capital programme includes an agreed budget of £1,548,000 for the Tottenham Green project funded from the following sources:

GLA Capital grant	£1,290,000
LBH Section 106	£238,000
LBH revenue	£10,000
Princes Foundation	£10,000
Total	£1,548,000

- b. The budget includes a reasonable level of contingency to cover general risks on the project.

8. Head of Legal Services and legal implications

- a. Contractors were selected by the Council's Construction Procurement Group from Constructionline and invited to tender. On 16 September 2010 the Procurement Committee approved the implementation of Constructionline (pre-qualified list for specialist works).
- b. The value of the contract referred to in paragraph 3 of the report is below the EU threshold for works. Therefore it has not been necessary to undertake an OJEU process.
- c. The Cabinet has power under CSO 3.0 approve the recommendations in this report.
- d. This is a key decision and the Directorate has confirmed that it has been included on the Forward Plan.
- e. The Head of Legal Services confirms there are no legal reasons preventing Cabinet from approving the recommendations set out in the report.



9. Equalities and Community Cohesion Comments

- a. The tender and selection process for this contract was carried out in line with the Council's procurement policy and guideline which have equalities considerations at all the key stages.

10. Head of Procurement Comments

- a. 9.1 The contractors have been selected from Constructionline (a government managed UK register of pre qualified construction services database).
- b. 9.2 The tender has been prepared and tendered on a quality 60%, price 40% basis for this award.
- c. 9.3 The Head of Procurement recommends the award as stated in paragraph 3a as value for money.

11. Policy Implication

- a. N/A

12. Reasons for Decision

- a. The current Tottenham Green landscaping layout has resulted in worn grass, an under used green and local organisations without a green that is fit for events or attractive enough to bring visitors into the area. The re-designed green addresses these problems.

13. Use of Appendices

- a. Appendix A – Qualitative Delivery Proposal Questions
- b. Appendix B – Exempt Information

14. Local Government (Access to Information) Act 1985

- a. This report contains exempt and non-exempt information. The exempt information is set out in Appendix B and is not for publication as it contains information classified as exempt under Schedule 12A of the Local



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Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).



Appendix A - Qualitative Delivery Proposal Questions

TENDER A QDP – Tottenham Green

No	Question	Weighting	Marks 0-5
1	Contract Management and Team	25	
1a	Please provide a description of the management roles / duties including: Contracts Manager or Project Manager, Site Manager, Site Engineer, Quantity Surveyor and M&E Manager. (2 marks each from weighting)	10	
1b	Provide an organogram of your project management structure showing the roles highlighted in question 1a.	5	
1c	Provide the CV's for your site and contract management staff that will be used on this project and shown on the organogram above. Contracts Manager or Project Manager, Site Manager, Site Engineer, Quantity Surveyor and M&E Manager. (2 marks each from weighting)	10	
2	Programme	25	
2a	Submit a programme, For all of the works. This should highlight an early start and finish of the high road edge to allow TfL to carry out their paving works. This should also highlight the critical path and a programme for any procurement of sub-contracts including lead in periods.	20	
2b	Describe how you would mitigate delay to the programme, if any unforeseen issues are experienced during construction.	5	



3	Health & Safety/Impact & Disruption	10	
3a	How do you intend to manage access, security and maintain access / egress for neighbouring buildings – both pedestrian and vehicular?	10	
4	Quality	20	
4a	Demonstrate using your skills and resources your ability of how you will achieve quality in the delivery of this project.	15	
4b	Please provide details of your maintenance regime for the turf, planting and trees during the post contract period.	5	
5	Apprentices	5	
5a	Explain how you will appoint and train two apprentices for the Tottenham Green project.	5	
6	Handover	10	
6a	Explain your approach and methodology to a handover process that includes: commissioning, testing, certification, practical completion, training, O&M manuals, log book and the H&S file to ensure these are complete at handover.	10	
7	Contractor's Design Portion (CDP)	5	
	Provide a method statement for the survey and design of drainage, outlined in the CDP section of this tender. Your answer is to include sections on: Survey (2 marks from weighting), Design (2 marks from weighting) and Coordination with Lead Designer / Architect (1 mark from weighting)	5	
	Total Score	100	