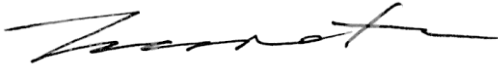




Haringey Council

Report for:	Leader of the Council	Item Number:	
Title:	Smart Working Capital Projects – River Park House and Alexandra House		
Report Authorised by:	Tracie Evans, Interim Chief Operating Officer, Chief Operating 		
Lead Officer:	Jon McGrath, Assistant Director Corporate Property & Major Projects		
Ward affected: Wood Green	Report for: Non Key Decision		

1. Describe the issue under consideration

- 1.1 The Smart Working Programme looks to change the way we work, using technology and providing flexible work environments for staff. New facilities are to be provided on the Podium for both Visitors and staff to support the programme. The award, when granted will provide the council with improved facilities which support the benefits associated to the implementation of the wider Smart Working Programme.
- 1.2 This report aims to seek approval from the Leader to appoint the recommended contractor Thomas Sinden Ltd to deliver predominately refurbishment works at River Park House and Alexandra House Buildings for the sum of £469,932.00.
- 1.3 This report also aims to seek approval from the Leader to issue a letter of intent prior to the formal contract signature for 10% of the contract value in the value of £46,993.20

2. Cabinet Member introduction

- 2.1 *The award of this contract will allow further implementation of the Smart Working agenda and allow for greater connectivity between River Park House and Alexandra House. The creation of the business suite will allow for a more professional presentation of the Council to visitors.*



3. Recommendations

- 3.1 Request approval from the Leader to appoint the recommended contractor Thomas Sinden Ltd to deliver predominately refurbishment works to both River Park House and Alexandra House Buildings for the sum of £469,932.00.
- 3.2 Request approval from the Leader to issue a letter of intent prior to the formal contract signature for 10% of the contract value in the value of £46,993.20.

4. Alternative options considered

- 4.1 The feasibility report explored three layout options for each of proposed work areas (RPH Podium North, RPH Podium South, Alexandra House Level 2 and RPH Level 9) and two options for the connection between the two buildings. Essentially the feasibility concluded that the scope of works required by the project brief could not be delivered within the original indicative budget.
- 4.2 A further option was then considered, developed and designed with the main aim of meeting the Cash Limit Budget.

The principle of this option was to consolidate the majority of the construction works to the podium level in River Park House to accommodate the SMART spaces and maintain the ninth floor meeting rooms. This meant omitting any works to Alexandra House Level 2 and significantly reducing the scope of works to River Park House Level 9.

- 4.3 This option was approved for progression by the Programme Board on the basis it met the available cash limited budget, was in line with the project brief objectives and met the requirements of the wider Smart Working Programme
- 4.4 The works have been designed to Stage H (Tender Action) of the Royal Institute of British Architects (RIBA) Plan of Work (Stage 5 (Specialist Design) under the new RIBA guidelines)

5. Background information

- 5.1 The Smart Working Programme was initiated in September 2013 and is due to run until the end of March 2015. The Smart Working programme brief includes the aspiration and objective to improve linkages between River Park House and Alexandra House, provide visitor facilities and a Smart space to support desk sharing protocols that have been implemented as part of the wider Smart programme. These capital works are required to meet this brief.



5.2 Tenders were invited from six contractors that were selected from Constructionline, (a government managed UK register of pre-qualified construction services database).

5.3 The table below summarises the outcome of the tender evaluation and clarification process:

Contractor	Value of Tender Bid
Tenderer A	£455,584.72
Tenderer B (Thomas Sinden Ltd)	£469,932.00
Tenderer C	£499,316.78
Tenderer D	£550,527.04
Tenderer E	£551,436.83
Tenderer F	Declined to Tender

Please also refer to further information in exempt report.

5.4 During the evaluation process, post tender clarifications were sought and fully responded to.

5.5 The tender was based on a 60 % quality and 40 % price bid.

5.6 A quality assessment was conducted by an Evaluation Panel, comprising the Place & Sustainability Senior Project Manager, Assistant Project Manager and the Lead Design Consultant. 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.

5.7 The outcome of the quality price scores are shown in the table below.

Tender	Price 40 %	Quality 60 %	Total %
Tenderer A	40.00	39.20	79.20
Tenderer B (Thomas Sinden Ltd)	38.78	41.92	80.70
Tenderer C	36.50	43.88	80.38
Tenderer D	33.10	43.04	76.14
Tenderer E	33.05	42.80	75.85
Tenderer F	N/A	N/A	N/A

5.8 Contractors were invited to submit a Tender B proposal for a contract period at the contractors discretion but all declined this offer.

5.9 Quality and cost queries addressed through the clarification process with the contractor have been satisfied.



- 5.10 The recommended tender bid as the most economically advantageous tender scored the highest combined marks for both cost and quality and is within the budget allowances
- 5.11 The recommended tender submission is considered to offer good value for money.
- 5.12 The quantity surveyor for this project is satisfied with the pricing offered by Thomas Sinden Ltd
- 5.13 The defects liability period (rectification period) is 12 months.
- 5.14 The contract is to be awarded on a fixed price basis.
- 5.15 The procurement route is based on a traditional(full design) form of contract - JCT 2011 Standard Building Contract with Quantities.
- 5.16 Tenders include all construction costs, site establishment and management costs, contractors overhead and profit.
- 5.17 The contractor needs to be appointed as soon as possible in order to start the works in September 2014.
- 5.18 Any works impacting on Alexandra House will not commence until consent from the landlord has been obtained.
- 5.19 Property and Capital Projects will continue to project manage the works through to completion and final accounts.

6. Comments of the Chief Finance Officer and financial implications

- 6.1 The total estimated capital costs of the proposed refurbishment works on the Podium floor of River Park House and the walkway between River Park House and Alexandra House are currently estimated to be £1,054,202 including the construction works which are the subject of this report, and all other project costs including fees, furniture and other disbursements.
- 6.2 The CFO confirms that the Council's approved three year Capital Programme for 2014-15 onwards includes full provision for these costs.

7. Comments of the Assistant Director of Corporate Governance and legal implications

- 7.1 The Assistant Director of Corporate Governance notes the contents of the report.



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- 7.2 The value of the contract is below the level where an EU tendering exercise is required under the Public Contracts Regulations 2006 (as amended).
- 7.3 The business unit has invited tenders from Constructionline which is a register of pre-qualified construction contractors. This is in accordance with CSO 7.01 (b) (approved lists).
- 7.4 The Council now recommends an award to Thomas Sinden Ltd based on most economically advantageous tender as allowed for under CSO 9.07.1 (b). The Leader has power to approve the award under CSO 16.02.
- 7.5 Should the Leader see fit to approve the award, approval is sought for issue of a letter of intent for 10% of the contract value. This is also allowed for under CSO 16.02.
- 7.6 The Assistant Director of Corporate Governance confirms that there are no legal reasons preventing the Leader from approving the recommendations in this report.

8. Equalities and Community Cohesion Comments

- 8.1 Policy and Equalities Team have been consulted in the preparation of this report and they comment that the Project Team should be aware that this project has implications for the Council's public sector equality duty and be mindful of the needs of those who will use the building.
- 8.2 In particular, care should be taken to ensure that the duty of due regard is observed by identifying and taking into consideration at all the key stages of the contract, the needs of disabled staff, disabled visitors and other vulnerable groups such children, older people, pregnant and nursing women whose needs may trigger the reasonable adjustment duties.

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 60%, price 40% basis for this award.
- 9.3 The Head of Procurement recommends the award as stated above as the most economically advantageous tender and represents value for money



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10. Policy Implication

None known.

11. Reasons for Decision

11.1 To award a contract which will enable the timely mobilisation and construction of works to River Park House and Alexandra House buildings.

12. Use of Appendices

12.1 None

13. Local Government (Access to Information) Act 1985

List of background documents:

13.1 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);

- (3) Information relating to financial or business affairs of any particular person (including the statutory holding that information)