



Haringey Council
PROCUREMENT COMMITTEE REPORT

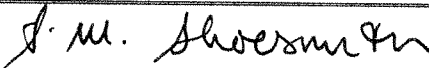
Bounds Green Children Centre and Federated School Works

Agenda item:

[No.]

Procurement Committee

On: 26th February 2008

Report Title: Bounds Green Children Centre and Federated School Works	
Forward Plan reference number (if applicable): N/A	
Report of: Sharon Shoesmith, Director of The Children and Young People's Service	
Wards(s) affected: Bounds Green	Report for: Key Decision
1. Purpose 1.1 This report seeks Member approval to award the contract to undertake alterations and refurbishment to Bounds Green Primary School to facilitate the provision of a Children Centre and to enhance the federation of the former Infant and Junior school.	
2. Introduction by Cabinet Member 2.1 I recommend the proposals in this report to the Committee which will ensure works are completed by September 2008 in line with funding availability.	
3. Recommendations 3.1 That Members agree to award the contract to the proposed contractor for the fixed price sum and construction period detailed in Appendix A.	
Report Authorised by:	 Sharon Shoesmith Director The Children and Young People's Service

4. Director of Finance Comments

- 4.1 The Chief Finance Officer has been consulted in the preparation of this report and confirms the funding as stated in Appendix A. The contingency of £29k is acceptable in proportion to the overall cost of the project.

5. Head of Legal Services Comments

- 5.1 The framework agreement ("the Framework") to which this report relates has been tendered in the EU in accordance with the Public Contracts Regulations 2006. The Construction Procurement Group has conducted a mini – competition in accordance with the Regulations.
- 5.2 Under the Councils Contract Standing orders CSO 11.03, any contract (whether let under a Framework Agreement or otherwise) with an estimated value of over £250,000 must be awarded by the Cabinet Procurement Committee.
- 5.3 The decision is a "key decision" and as such must be included in the Council's Forward Plan in accordance with CSO 11.04. The decision has been included in Version 69 of the Forward Plan which was published on the 1st February 2008.
- 5.4 Sure Start funding for this project has been approved with the condition that (with the exception of retention) the financial spend for the construction and fees is met by the end of September 2008.
- 5.5 This report is seeking member approval to award the contract for the alterations and refurbishment to Bounds Green Primary School to facilitate the provision of a Children Centre and to enhance the federation of the former Infant and Junior School in accordance with paragraph 3 of this report.
- 5.6 The recommendation is made on the basis that the contractor submitted the most economically advantageous tender in accordance with CSO 11.01(b).
- 5.7 The Head of Legal Services confirms that there is no legal reason from preventing members from approving the recommendation set out in paragraph 3 of this report.

6. Head of Procurement Comments

- 6.1 The contractors selected for the Mini competition have been selected from the Councils Framework Agreement by representatives from the Client, the Contract Administrator and the Construction Procurement Group (CPG).
- 6.2 The contractors have been evaluated on a price 75% quality 25% basis and the most economically advantageous tender has been selected.

- 6.3 The tender process has been carried out in accordance with the framework agreement processes and procedures and a fixed price contract sum set up.
- 6.4 The Head of Procurement therefore supports the recommendation at paragraph 20 of this report.

7. Local Government (Access to Information) Act 1985

7.1 List of background documents:

- ❖ Cost report prepared by the cost consultant.
- ❖ Framework Agreement for major Works, January 2006 (Project banding £250,000 - £999,999)

7.2 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). Exempt information is, however, held in an Appendix to this report (Appendix A).

8. Executive Summary

- 8.1 Sure Start has launched Phase II of the Children's Centres Initiative and LBH have identified Bounds Green as one of the recipients to receive funding for development of a Children's Centre. Funding for this scheme has now been approved with the condition that (with the exception of retentions), spend for construction and fees is met by the end of September 2008.
- 8.2 Bounds Green Primary School have also taken the strategic decision to use this contract as an opportunity to improve the federation of the former Infant and Junior schools and have allocated significant funds from their devolved capital budget to fund these works.

9. Background

- 9.1 The Children Centre concept was promoted in a report by the Government's Inter Departmental Childcare Review published in November 2002. The review found that an integrated approach which ensures the joining up of services and disciplines such as education, care, family support and health is a key factor in determining good outcomes for children.
- 9.2 The principle of a Children Centre is to serve children and families in disadvantaged communities and to provide integrated care and education for young children, health services and family support, and provide a base for child minders. This integrated approach by children's centres will provide holistic support for children's development, support to families with young children and will facilitate the return to work of those parents currently unemployed.

- 9.3 It is recognised that the development of this centre will act as a hub for excellence in delivering this integrated approach within the local area and will assist in raising standards through improving the built environment of the school itself.
- 9.4 Bounds Green Infant and Junior School were housed in two separate and distinct buildings with the Infant School benefiting from a significant investment in 2003/2004 which included a major reconstruction of the facilities. Both schools were formally federated in September 2006 into Bounds Green Junior School although the inherent separation of the buildings has led to difficulties in generating a single identity for the school. The contribution of devolved capital by the school seeks to address this through providing a new focus for the federated school which will lead to a new formalised entrance for both schools and the use of a covered walkway to physically link both buildings.
- 9.5 This report presents a proposal to implement these works within Phase 2 of the Children Centres Initiative and contribution from the schools devolved capital to undertake the following: -
- To improve internal decoration and enhance existing spaces, including minor structural changes within the Nursery building to provide a children centre provision.
 - To improve the nursery provision for 39 full/part time places for 3-4 year olds and provide the scope for the delivery of wrap-around care for 3-4 year olds between 8-6pm, 48 weeks per year.
 - To provide facilities to deliver family support services and child & family health services to 0-5 year olds and their families.
 - To make improvements to the existing nursery play space.
 - To create a focal point for the school with a new formal entrance.
 - To provide a link between the infant and junior sections of the school through the use of a covered canopy.

10. Budget

- 10.1 Funding for this project has been identified from the Phase Two Children Centre Initiative as detailed above, Federated Funds which have been identified within the Capital Budget and the school's devolved capital (as agreed by the Schools Board of Governors). The breakdown of funding is provided for reference in Appendix A.

11. Strategic Implications

- 11.1 The works identified within this scheme will result in the provision of a Children Centre that will provide integrated care and education for young children, health services and family support. It will also enhance the effectiveness of the federation of the Infant and Junior School and provide significant improvements to the school's built environment.

12. Financial Implications

- 12.1 The allocation noted in 10.4 covers the period 2006-7, 2007-8, 2008-9 and 2009-10.

13. Equalities Implications

- 13.1 The design includes a link between the infant and junior school to create a covered area for access and improved facilities to the reception area including new office accommodation meeting the requirements of the Disability and Discrimination Act.
- 13.2 The overall scheme is also designed to ensure the Authority complies with statutory requirements in relation to the Building Regulations Part M 2004 "Access to and Use of Buildings", and the Disability Discrimination Act 2005. This includes accessibility for wheelchair users by means of level access, 900mm clear door openings and accessible toilet. External ramps will be installed with a slip preventing tarmac.

14. Sustainability Implications

- 14.1 The site enjoys ease of access to good public transport links with bus and access to tube links via Bounds Green Underground.
- 14.2 Delivering sustainable design solutions and managing and minimising waste has been significant factors in the selection criteria for choosing the contractor. During the design and construction process materials have been assessed with regards to source, waste, energy, recyclability and use of standard component sizes to minimise waste.
- 14.3 Waste management solutions will be further developed with the contractor and implemented through Key Performance Indicators where feasible.
- 14.4 Heating controls will include localised control to each emitter.
- 14.5 Sanitary appliances will be water efficient low flush WC's and aerator spray taps.
- 14.6 The classrooms will be naturally ventilated via open windows. Mechanical ventilation will be provided in all WC's.
- 14.7 Energy saving electric lighting will be provided throughout the school including low energy light sources where alterations require this.
- 14.8 Rooms will include reflective and absorbing finishes to optimise reverberation times and speech intelligibility.
- 14.9 The development will provide opportunities for staff and children to influence their classroom and outdoor environments. The contractor will be able to arrange educational visits so that children can understand more about the construction process and be aware of what is done and what jobs are involved to bring a project of this nature together.

- 14.10 The construction will meet the thermal performance requirements of the Building Regulations, Part L.

15. Health and Safety Implications

- 15.1 The selected contractor has been assessed as competent under The Construction Health and Safety Assessment Scheme (CHAS), which is an industry-wide body. They also comply with the requirements of the Council's Health and Safety Policy.
- 15.2 As part of this contract and in conjunction with the Head teacher, the contractor will organise a presentation to the school from their Health and Safety advisor.
- 15.3 As required by the Construction, Design and Management (CDM) Regulations 2007, the Principal Contractor's Construction Phase Health and Safety Plan will be checked and approved by the client and the CDM Co-ordinator prior to the commencement of work on site and assistance will be given to the school to modify its own Health and Safety Plan should it be necessary on completion of the project.
- 15.4 The school will be occupied during the works and delivering a full curriculum. The tender documents reflected this requirement and the evaluation process included specific responses on how the contractor will limit the impact on the delivery of school curriculum.
- 15.5 Security hoarding will be erected to separate the working areas from that of the school.

16. Consultation

- 16.1 Extensive consultation has been carried out with the end users in arriving at the agreed layout. A working party has been established consisting of members of the School's Board of Governors, parents, teachers and the design and procurement team.
- 16.2 An open evening has been arranged for mid February which will detail the benefits of a Children Centre to the school and local community and explain the programme and implications of work to the delivery of the curriculum.

17. Description of Procurement Process and Selection of Contractor

- 17.1 The Construction Procurement Group has in place a number of Framework Agreements available for the appointment of contractors and consultants. A list of suitable contractors was identified from this Framework within the band £250,000 to £999,999.
- 17.2 The consultants were commissioned to complete feasibility and design for each RIBA stage of the works A-M.

- 17.3 In line with the management arrangements for the Framework Agreements, a panel is required to jointly consider the appointment of any contractor from the framework. The project panel met in November 2007 and a shortlist of six contractors was decided upon with the panel consisting of the Project Manager (C&YPS), Construction Procurement Group (CPG) and Contract Administrator (Barron and Smith Architects).
- 17.4 The Construction Procurement Group has developed a rigorous selection process for the selection of contractors from the Framework. This process has been agreed by audit. It includes such factors as price and quality, health and safety performance, financial status, ranking under the original framework agreement evaluation process and the client's essential project criteria.
- 17.5 The six short-listed contractors were requested to tender for the works. The tender documentation was issued to the tendering companies on Wednesday 28th November 2007 and the tender offers were returned to the CPG offices on Thursday 20th December 2007.
- 17.6 The tender process involved a written response to a number of qualitative questions concerning end-user consultation processes, quality and cost management together with a price submission. The evaluation of the tenders was weighted 75:25 cost / quality with the results provided for reference in appendix A.
- 17.7 The Evaluation Panel that marked the qualitative submissions in January 2008 consisted of the Project Manager (C&YPS), Senior Project Manager (C&YPS), and Contract Administrator (Barron and Smith Architects).
- 17.8 Detailed communication has been held with the highest ranking contractor regarding ensuring the phasing of the works is correct as the programme submitted as part of the tender process did not accord with the requirements of the tender documentation. This has now been resolved and the revised programme now meets with the contract requirements.

18. Key benefits and Risks

- 18.1 Benefits of the scheme are stated in section 8 and 9 above.
- 18.2 Completion by September 2008 is dependant on:
- ❖ Issuing of the formal contract documentation within the programme timescales.
 - ❖ Construction commencing in May 2008. The selected contractor considers they are able to support delivery.
- 18.3 If completion for September 2008 cannot be achieved due to inclement weather or general unforeseen delays, a contingency plan will be implemented to ensure the school is able to accommodate reception admissions in 2008.

19. Summary and Conclusion

- 19.1 The works identified within this scheme will result in the provision of a Children Centre that will provide integrated care and education for young children, health services and family support. It will also enhance the effectiveness of the federation of the Infant and Junior School and provide significant improvements to the school's built environment.
- 19.2 This report seeks Member approval to appoint the Contractor to undertake the works described above for the sum detailed in Appendix A for an 18 week construction period.

20. Recommendation

- 20.1 That Members agree to award the contract to the proposed contractor for the fixed price sum and construction period detailed in Appendix A.