



**Haringey Council**

<b>Report for:</b>	<b>Cabinet</b>	<b>Item Number:</b>	
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<b>Title:</b>	<b>Tiverton Primary School, Roof Replacement Works</b>
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<b>Report Authorised by:</b>	<b>Jon McGrath, Assistant Director, Corporate Property &amp; Major Projects</b>
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<b>Lead Officer:</b>	<b>Beatrice Sarpong, Project Manager, Corporate Property &amp; Major Projects</b>
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<b>Ward(s) affected: Seven Sisters</b>	<b>Report for Key Decision</b>
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## **1. Describe the issue under consideration**

- 1.1. This Cabinet item is to request approval to award a contract for construction of a roof replacement at Tiverton Primary.
- 1.2. This contract is to be awarded on the basis of the most economically advantageous tender.
- 1.3. This paper seeks approval to award the contract to Breyer Group Plc for Construction works in the amount of £539,414.03 for a contract period of 16 weeks.
- 1.4. In addition, if Cabinet sees fit to approve the award of the contract, this authority requests approval to instruct Haringey Council's Legal Services to issue a Letter of Intent permitting orders to be raised by Breyer Group Plc with their supply chain; up to and not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.



## **2. Cabinet Member introduction (Cllr Ann Waters)**

- 2.1 Tiverton Primary School sits in the Seven Sisters ward of the London Borough of Haringey. It is within a modern suburban housing estate on two sides, to the north-east and north-west, a terrace of industrial/warehouse units to the south-west and the A503-Seven Sisters Road to the south-east. The roof is in a state of disrepair and suffers from a number of leaks that cannot be remedied effectively through interim patch repairs.
- 2.2 Following a feasibility study completed in October 2014 which undertook an appraisal of three options;
- A) Minimal repairs,
  - B) Intermediate patch repairs
  - C) A full roof replacement
- 2.3 Option C was recommended and accepted by the Project Gateway Review Panel as being the most beneficial and cost efficient option to address the leaks. The award of the contract under consideration will deliver an appropriate water tight roofing solution to support the school's curriculum delivery.

## **3. Recommendations**

- 3.1. The recommendation is to appoint Breyer Group Plc in the amount of £539,414.03 for a contract period of 16 weeks. This will allow for completion of the project by 23<sup>rd</sup> November 2015.
- 3.2. To issue a letter of intent not exceeding 10% of the contract sum as allowed under CSO 9.07.3 whilst formal works contracts are being prepared.

## **4. Alternative options considered**

- 4.1 The contractor was procured via the LHC (a not-for-profit consortium set up to provide effective procurement solutions for local authorities, housing associations, schools and other public sector bodies.) **Flat Roofing (FR1)** Framework Arrangement. We also considered use of Construction line, (a fully owned and managed by Capita, UK register of pre-qualified construction services database). However, upon consideration the LHC framework was considered to be more suitable for this size of project and it offered specialist flat roofing contractors, better suited to this type of project.



## 5. Background information

- 5.1 The school is located in the Seven Sisters ward of the Borough and has approximately 450 pupils between the ages of 3-11 years. The school is comprised largely of single storey accommodation, with only a small amount of teaching area at first floor level. The construction is thought to date from circa 1960. External walls to most areas are of brick construction and the roof structure is comprised of wood wool slabs on timber and metal supporting sub-structure. Later additions are partly timber clad with profiled sheet pitch roofs.
- 5.2 Notwithstanding various attempts at patch repair, the school continues to experience ongoing water penetration to a number of the original flat roof areas, including the girls toilet facilities and first floor classrooms, which impacts on daily operations and consumes valuable staff resource in containing the leaks to maintain a safe environment for continued use. At the planning stage review group meeting, the procurement of the
- 5.3 The roof replacement work at Tiverton Primary School will use products in the build that will be of low maintenance in nature.
- 5.4 The companies invited to tender were generated from the LHC Framework. The companies were invited to tender for the construction works as identified in the tender documents drafted by Ridge and Partners. Following discussion with the Construction Procurement Group, the tender was assessed on the basis of 60% quality and 40% price. Breyer Group Plc scored a total of 84.52%, scoring top for both price and quality.
- 5.5 Competitive tenders were invited from four contractors from the LHC Framework. All four contractors submitted a compliant tender by the tender submission deadline.
- 5.6 The tender returns were as follows:

**Table 3 – QDP, Price and total scores.**

No.	Contractor	QDP 60%)	(Max	Price 40%)	(Max	Total
1	Breyer	47.50%		37.02%		84.52%
2	Tender A	49.00%		32.25%		81.25%
3	Tender B	40.00%		40.00%		80.00%
4	Tender C	47.50%		25.03%		72.53%



## **6. Comments of the Chief Finance Officer and financial implications**

6.1 The Chief Finance Officer has been consulted in the preparation of this report, and makes the following comments.

6.2 The total estimated cost of this project is £950,000. The approved capital programme for 15/16 includes budgetary provision sufficient to cover the costs of these roof works.

6.3 The project budget is funded by DfE capital grant for condition works.

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

7.1. The Assistant Director of Corporate Governance has been consulted in the preparation of this report, and comments as follows:

7.2 This report is seeking approval to award a call-off contract for the roof replacement work at Tiverton Primary School to the contractor named in paragraph 3.1 of this report.

7.3 The LHC Framework Agreement was established by LHC in accordance with EU Procurement legislation and is available to London Boroughs for use.

7.4. This business unit invited tenders from all four organisations on Regional Lot 1, Southern Region, from the LHC Framework to tender for the work. This is in compliance with the Council's Contract Standing Orders and the Public Contract Regulations 2006 (as amended).

7.5. As the value of the proposed contract exceeds £500,000 the award requires the approval of the Cabinet in accordance with CSO 3.01 (b).

7.6. The award of the contract is a Key Decision and, as such, needs to be included in the Forward Plan. The business unit has confirmed that this has been put on the Forward Plan.

7.7. The Assistant Director of Corporate Governance confirms that, subject to the comments in Part B of the report, there are no legal reasons preventing Cabinet from approving the recommendations in this report.



## **8. Equalities and Community Cohesion Comments**

8.1 The Policy & Strategy Team have been consulted in the preparation of this report and have commented as follows:

8.2 This award of contract has been subject to a competitive tender process and is in line with the Council's procurement strategy and procedures which are informed by the Council's Equal Opportunities Policy and have equal opportunities considerations at all their key stages.

## **9. Head of Procurement Comments**

9.1 The contractors have been selected from the LHC (a not-for-profit consortium set up to provide effective procurement solutions for local authorities, housing associations, schools and other public sector bodies.) **Flat Roofing (FR1)** Framework Arrangement

9.2 The tender has been prepared and tendered on a quality/price basis of 60% quality and 40% price and evaluated as the most economically advantageous tender for this award.

9.3 The selected contractor as referenced in paragraph 3.1 represents best value for money for the Council.

## **10. Policy Implication**

10.1. The project supports Haringey's key priorities principally;

- To make the borough outstanding for all - enabling all Haringey children to thrive.
- Work with schools, early years and post 16 providers, to deliver high quality education for all Haringey children and young people
- Enable every child and young person to thrive and achieve their potential.

## **11. Reasons for Decision**

11.1. The award the contract to Breyer Group Plc will facilitate the council to undertake the roof replacement work at Tiverton Primary School.

11.2. Award will enable the project to move forward to the construction stage within timescales that facilitate the need to address an urgent condition issue to mitigate any future disruption to school service delivery. It will also facilitate the start of the construction works during the school holidays to minimise disruption to the school during term time service delivery.



**Haringey Council**

## **12. Use of Appendices**

12.1. Exempt Appendix B

## **13. Local Government (Access to Information) Act 1985**

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). S (3) Information relating to financial or business affairs of any particular person (including the authority holding that information).