

Agenda item:

[No.]

**Procurement Committee**

**On 29<sup>th</sup> April 2008**

Report Title: **Building Schools for the Future (BSF): Information Report following a Delegated Authority award of a pre-construction agreement for Woodside Inclusive Learning Campus.**

Forward Plan reference number: N/A

Report of: **Director of the Children & Young People's Service**

Wards(s) affected: **Woodside**

Report for: **Information**

**1. Purpose**

1.1 To inform the Procurement Committee of a Delegated Authority award following a mini competition from the BSF Constructor Partners framework.

**2. Introduction by Cabinet Member**

2.1 Woodside Inclusive Learning Campus is the first of the twelve schools in the Building Schools For the Future programme to advance to the pre-construction stage.

2.2 This project is of major significance to the school and the local community, who will all benefit from the enhanced facilities and consequential transformation.

**3. Recommendations**

3.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

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**Report Authorised by:**

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#### **4. Chief Financial Officer Comments**

4.1 The Chief Financial Officer has been consulted on the preparation of this report and notes that the cost of awarding the pre-construction contract is budgeted for within the overall BSF Construction Cash Limited budget.

#### **5. Head of Legal Services Comments**

5.1 The Framework Agreement ("the Framework") to which this report relates has been advertised in the Official Journal of the EU using the restricted procedure-a procedure by which expressions of interest are invited with a selection of those who have expressed an interest in being invited to tender.

5.2 Under the Council's Contract Standing Orders CSO 11.02 any contract let under a framework agreement with an estimated value of less than £250.000 may be awarded by a Director.

5.3 Under the Council's 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 Procurement Committee.

5.4 On the 27 June 2007 the Procurement Committee under CSO 11.03 delegated power to award call off contracts under the Framework to the Director of Children and Young People's Services in consultation with the Cabinet Member for Children and Young People.

5.5 The Head of Legal Services notes the content of the report and confirms there are no legal reasons preventing members from approving the recommendations of the report.

#### **6. Head of Procurement Comments**

6.1 The selection of the contractors to compete within the mini competition has been carried out in accordance with the BSF Framework agreements

6.2 A mini competition was undertaken with those contractors who are suitable to carry out the works.

6.3 A price quality assessment has occurred 70%/30%.

6.4 The Head of Procurement therefore states that the recommendations in this report offer overall best value for the Council.

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

7.1 The following background documents were used in the production of this report:

- Haringey Council's BSF Construction Framework documentation.
- The Council's Standing Orders

7.2 This report contains exempt and non-exempt information. Exempt information is contained in the appendices and is not for publication.

7.3 The exempt information is under the following categories:

- The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.
- Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.
- The identity of any person offering any particular tender for a contract for the supply of goods or services.

## **8. Background**

8.1 At the Procurement Committee meeting held on the 27th June 2007 Members agreed:

- That the award of the call off contracts, to contractors for the individual school project under the Building Schools for the Future Programme, be made by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People or, in her absence, the Leader of the Council.
- That approval be granted to the appointment of an additional Councillor to serve on the BSF Programme Board to provide further clarity and oversight into the activities of that Programme.
- That all decisions taken and progress made in the mini-competitions be reported to the next available meeting of the Procurement Committee.

8.2 Procurement Committee agreed a framework of six Constructor Partners (CP) in April 2007. The selection of the CP for the Woodside project followed a mini-competition between the BSF framework contractors, the winning bidder being awarded a contract for pre-construction services, and the opportunity to negotiate an Agreed Maximum Price. The tenders required bidders to respond with an indicative cost plan for the construction, site preliminaries and confirm their fees to carry out the pre-construction stage of the project.

8.3 Five contractors from the CP framework passed the financial criteria set to enter a mini competition; All bidders responded, with tender opening taking place on the 12<sup>th</sup> November 2007. For the names of the bidders see Appendix 18.1.

## **9. Evaluation**

9.1 The submission was evaluated as follows:

### **Price (30% of total score)**

9.1.1 The Contractor that submitted the lowest bid in terms of central office overheads and profits based on the anticipated net value of construction scored 100 points. All other tenders score 100 points less 1 for every percentage that their price exceeded the lowest bid. The point score was weighted by 30%.

### **Quality of tender submission (40% of total score)**

9.1.2 The following elements made up the quality score:

- A. Confirmation that the initial pricing response still stood and adjustment of it complied with any revised programme information.
- B. Pricing of project specific preliminary items such as:
  - Provision of tower cranes
  - Scaffolding
  - Protection
  - A separate sheet detailing fixed and time related charges was requested.
- C. Quality of the cost plan – The Council looked for comfort that the initial cost plan levels were acceptable and therefore the cost plan was judged on the amount of consideration given to produce an accurate cost plan, the amount of back up provided on a micro and macro level. The actual final price of the cost plan was not considered in the evaluation of this submission.
- D. Proposed management structure and details of any sub-consultants.
- E. CVs of the relevant individuals who will be involved day to day provision of the works including the on site management team and an indication of how the scheme contractor would deal with fluctuations in the work load in terms of resources.
- F. Anticipated programme – The Council looked for comfort that the initial programme durations are acceptable and a statement was asked for to confirm that.

9.1.3 The Council also looked to use the Contractors' knowledge and experience and any innovative alternative programme solutions suggested were welcomed and reflected in the score for this part of the tender submission.

9.1.4 Scores were awarded for each of the categories above and then the total was weighted at 40%.

### **Interview (30% of total score)**

9.1.5 The Contractor Partners interviews were held on the 21 November 2007 at Haringey Civic Centre, representatives from Haringey's Construction Procurement Group, Potter Raper Partnership, TP Bennett (the Design Team Partner), the Construction Project Manager, Woodside School, and Moselle School attended.

9.1.6 Each of the five Contractors who submitted a tender was interviewed. The personnel who would be working on the project were asked to present against three key criteria decided by the schools and their proposed logistics statement. A panel individually scored each response and the average score weighted by 30%.

The three criteria were as follows:

- A. How the Contractor ensures close liaison with Woodside School to prevent interruptions to school activity and how will Health and Safety requirements be monitored?
- B. How the Contractor keeps the school and the community informed of activities and planned works?
- C. How the Contractor contributes to engaging the school community and the local community in fulfilment of the project?

9.2 Each Contractor Partner was scored out of 20 points, 14 points were allocated to the explanation of their logistics statement and 2 points were allocated to each of the responses to three questions raised by the school.

9.3 The table in Exempt Appendice 18.1 shows the outcome of the evaluation

## **10. Conclusion**

10.1 The Evaluation Matrix shows the contractors' scores in each category and their overall score (in bold). The Director of the Children and Young People's Service was recommended to award the pre-construction contract to the contractor with the highest score for the pre-agreed sum. This decision was made by the Director and the Lead Member on the 18/12/07.

## **11. Sustainability:**

11.1 The Woodside ILC scheme exhibits a number of sustainability features. The main boiler in the new block uses biomass fuel, and the new special school contains a combined heat and power unit. The new build areas, apart from the ICT suites, are passively ventilated. Rainwater harvesting is proposed, and use of grey water is being investigated.

## **12. Financial Implications**

The cost of awarding the pre-construction contract for the Woodside ILC BSF Project is budgeted within the overall Construction Cash Limited Budget of £26,247,980.

## **13. Legal Implications**

## **14. Equalities Implications**

14.1 The Woodside ILC project is designed to be fully accessible to all levels of physical ability. As part of the vision for the campus the facilities will be open to the local community.

## **15. Consultation**

15.1 The designs have been made available for resident drop ins, school parents' days, area assemblies and information has been posted through the doors of local residents.

15.2 Full consultation has been undertaken as part of the BSF Stage approvals; this had included consultation with Partnership for Schools, CABE, Council planners and building control, the Fire Officer and the Police (Secured by Design).

15.3 Further consultation will take place as part of the planning application process, which has recently started.

## **16. Recommendation**

16.1 This report be noted as the agreed information report to the Procurement Committee concerning the Delegated Authority decision taken by the Director of the Children and Young People's Service in consultation with the Cabinet Member for Children and Young People.

## **17. Use of Appendices / Tables / Photographs**

17.1 Evaluation Matrix (18.1)

17.2 Recommended contractor and sum (18.2)