

Report for: Cabinet

Item number: 12

Title: **St Mary's CE Primary Expansion Project – Church Lane Site**
Construction Contract Award



Report
Authorised by: Jon Abbey, Director of Children's Services

Lead Officer: Michael Baldwin, Assistant Project Manager, Property and Capital Projects

Ward(s) affected: Hornsey

Report for Key/
Non Key Decision: Key decision

1. Describe the issue under consideration

- 1.1. This Cabinet item is to request approval to award a contract for construction works to be undertaken on the St Mary's CE Primary School building located on the Church Lane site so the school can accommodate an additional form of entry as allowed under CSO 9.06.1.d.
- 1.2. This paper seeks approval to award the contract to T&B (Contractors) Ltd for Construction works in the amount of £686,663.60 for a contract period of 27 weeks.
- 1.3. In addition, if Cabinet sees fit to approve the award of the contract, approval is also requested to instruct Haringey Council's Legal Services to issue a Letter of Intent permitting orders to be raised by T&B (Contractors) Ltd with their supply chain; up to and not exceeding 10% of the contract sum whilst formal works contracts are being prepared.

2. Cabinet Member Introduction

- 2.1. The principle of expanding St Marys CE Primary School (N8) was agreed by Cabinet on the 17th March 2015 in response to the increasing number of children requiring primary school places in this area. This tender process to conclude an award of contract has been undertaken in accordance with the Councils contract standing orders

3. Recommendations

- 3.1. To appoint T&B (Contractors) Ltd in the amount of £686,663.60 for a contract period of 27 weeks. This will allow timely delivery of the project to enable accommodation of an additional form of entry by September 2016.
- 3.2. To approve the issuance of a Letter of Intent not exceeding 10% of the contract sum.

4. Reasons for decision

- 4.1. To award a contract which will enable the timely mobilisation and construction works to St Marys CE Primary School Church Lane Site which aims to support the Council's requirement for additional school places from September 2016.

5. Alternative options considered

- 5.1. The proposed expansion of St Mary's CE Primary School is expected to support additional cohorts from September 2016. A do nothing option would not support local demand for additional pupil places.
- 5.2. Four contractors were invited to tender and therefore considered to undertake the required construction works at St Marys CE Primary School Church Lane site. The tenderers proposals were evaluated using a 60% quality and 40% price weighting and on this basis the recommended contractor is deemed to be the most economically advantageous tender representing the best value option to deliver the required works.

6. Background information

- 6.1 The principle of expanding St Mary's CE Primary was agreed by Cabinet Committee in March 2015 based on previous school roll projections that showed a borough wide deficit of reception places from 2015.
- 6.2 St Mary's C. E. Primary School is a church school located in Hornsey within the London Borough of Haringey that takes children aged 3-11. It was formerly arranged as separate infant and junior schools and is now joined to create a primary school split between separate sites at Church Lane and Rectory Gardens, approximately 10 minutes walk apart.
- 6.3 A feasibility study was commissioned in November 2013 to explore the potential of expanding St Mary's CE Primary from 2 FE to 3 FE and undertake works to the existing nursery to consider inclusion of 12 2 year old spaces.
- 6.4 In developing the feasibility preferred options in more detail, it was recognised that, as the sites are approximately half a mile apart, any construction would require two contractor compounds and it was more effective to undertake the construction works at each site at different times within the overall expansion programme.

- 6.5 Construction works are currently underway at the Rectory Gardens site to provide the required infrastructure to accommodate the additional form of entry.
- 6.6 This paper relates to works required at the Church Lane site (formerly St Mary's C.E. Infant School) to ensure the infrastructure at Church Lane is better suited given the revised arrangements imposed by the expansion and support a larger nursery provision.
- 6.7 Following discussions with the Construction Procurement Group a scored expression of interest (EOI) exercise on the London Construction Programme Major Works Framework (LCP Framework Agreement) was undertaken which informed the tender list for the project.
- 6.8 Following the EOI exercise four companies were invited to tender for the construction works as identified in the tender documents drafted by project's design team. The tender was assessed on the basis of 60% quality and 40% price.
- 6.9 The Qualitative Delivery Proposals (QDPs) were independently evaluated against pre-determined scoring criteria by two assessors. The independent scores and averaged scores are summarised in section 6.10 of this report. The minimum quality score threshold was 36% out of 60%; no tenderers were below this threshold.
- 6.10 The following summarises the outcome of the tender evaluation and clarification process for all the contractors invited to tender:
- 6.10.1 Contractor A scored a total of 78.12% comprising a score of 43.80% for quality and 34.32% for price.
 - 6.10.2 Contractor B scored a total of 81.16% comprising a score of 41.16% for quality and 40.00% for price.
 - 6.10.3 Contractor C scored a total of 73.36% comprising a score of 37.80% for quality and 35.56% for price.
 - 6.10.4 Contractor D (T&B (Contractors) Ltd) scored a total of 90.69% comprising a score of 51.60% for quality and 39.09% for price.
- 6.11 The tenderers were also offered the opportunity to submit a Tender B, an alternative price for a contract period of their choosing. No Tender B proposals were received.
- 6.12 T&B (Contractors) Ltd scored the highest with a total of 90.69%, ranking second for price and first for quality and is therefore the recommended contractor to carry out the required works.

7. Contribution to strategic outcomes

7.1. These services are integral part of the St Mary's CE Primary School Expansion which form part of the wider pupil place planning strategy which looks to meet pupil demand throughout the borough. The pupil place planning strategy supports the strategic delivery of Haringey's key priorities as follows;

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

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

8.1. Finance

- 8.1.1. The total cost of the expansion at St Mary's School is £3.5m, covering the cost of works at both school sites.
- 8.1.2. The approved CYPS capital programme includes full budgetary provision for this scheme, and the cost of the contract at Rectory Gardens which is the subject of this report is covered within the existing approved cash limit budget.
- 8.1.3. Funding for the expansion is provided from the Basic Need Capital Grant from the DfE which is expected to be used to ensure sufficiency of school places.
- 8.1.4. There are no additional revenue impacts for the Council as the additional cost of places will be funded through the schools delegated budgets funded by the DfE.

8.2. Procurement

- 8.2.1. The project was tendered using Lot 5 (Education and Others including Administrative, Leisure, Care, Health) of the Haringey led London Construction Programme MW14 Framework Agreement as a single stage traditional (fully designed) using 60% quality, 40% price.
- 8.2.2. This award as stated above in paragraphs 3.1 and 6.14 is the most economically advantageous tender for a contract period of 27 weeks and represents value for money.

8.3. Legal

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

- 8.3.2. The contract which this report relates to was procured by undertaking a mini-competition under the LCP Framework Agreement.
- 8.3.3. The LCP Framework Agreement was established in accordance with EU procurement legislation. The terms of the LCP Framework Agreement provide for contracts to be awarded by undertaking a mini-competition.
- 8.3.4. Approval is sought to award the contract to the contractor named in paragraph 3.1 of the report in accordance with CSO 9.06.1(b).
- 8.3.5. Should Cabinet see fit to approve the award, approval is also sought for issue of a letter of intent not exceeding 10% of the contract sum.
- 8.3.6. This is a key decision and the Service has confirmed that it has been included on the Forward Plan.
- 8.3.7. The Assistant Director of Corporate Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

8.4. Equality

- 8.4.1. The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:
 - a) tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
 - b) advance equality of opportunity between people who share those protected characteristics and people who do not;
 - c) foster good relations between people who share those characteristics and people who do not
- 8.4.2. An Equality Impact Assessment (EqIA) accompanied the Cabinet decision to proceed with the St Mary's school expansion on the 17th March 2015 and has been updated since. This is reattached along with this Cabinet report.
- 8.4.3. No negative consequences are identified for the protected characteristics and it is concluded that the project will have a positive impact by improving the physical learning environment and removing barriers - most notably the installation of a lift to improve disabled access and improved facilities for Special Education Needs provision.
- 8.4.4. The 2013 School Data Dashboard is used to demonstrate that are only minor differentials in the educational outcomes achieved by pupils of different gender, race and religion who attend St Mary's Church of England School.

8.4.5. The EqlA provides detail on how the equalities will be monitored by the School and by Children & Young People's Service going forwards.

9. Use of Appendices

9.1. Appendix A - Equality Impact Assessment (EqlA)

10. Local Government (Access to Information) Act 1985

10.1. This report contains exempt and non-exempt information. Exempt information is under the following categories (identified in amended Schedule 12A of the Local Government Act 1972): Information relating to financial or business affairs of any particular person (including the authority holding that information)