



Haringey Council

Agenda item:

[No.]

Procurement Committee

16th October 2008

Report Title: **Building Schools for the Future (BSF): Award of a Pre-Construction Agreement for Alexandra Park School.**

Forward Plan reference number: N/A

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

Wards(s) affected: **Alexandra Park**

Report for: **Non Key Decision**

1. Purpose

1.1 To seek Procurement Committee approval to award a pre-construction contract, following a mini competition from the BSF Constructor Partners framework.

2. Introduction by Cabinet Member

2.1 Alexandra Park is one of the twelve schools in the Building Schools for the Future programme that has advanced to the pre-construction stage in its programme.

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 That Procurement Committee award the preconstruction contract to the Constructor Partner in appendix 18.2

Report Author: David Bray

Report Authorised by:

Sharon Shoesmith
Director
The Children and Young People's Service

Contact Officer: David Williamson, Head of Secondary Innovations
e-Mail: David.williamson@haringey.gov.uk
Telephone: 020 8489 2939

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.
- 4.2 Haringey Council have agreed a protocol with Pfs/DCSF that enables funding payments to continue to flow in advance of DCSF approval of the Final Business Case. Therefore, the programme can be fully funded without the need for Haringey Council to secure additional financing.

5. Head of Legal Services Comments

- 5.1 Eversheds, the external legal advisers appointed to the BSF Programme, have confirmed that the Constructor Partners 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 the contractors who have expressed an interest being invited to tender.
- 5.2 Eversheds have also confirmed that the Framework was established in accordance with EU procurement directives and UK regulations (i.e. the Public Contracts Regulations 2006).
- 5.3 On the 17th April 2007 the Cabinet Procurement Committee approved the appointment of six Construction Partners to the Framework.
- 5.4 The reports states that a mini-competition was undertaken with five of the six Constructor Partners (one declined to tender), applying the scoring mechanism set out in the Framework and that, based on the outcome of the mini-competition, the most economically advantageous bid was that submitted by the Constructor Partner named in Appendix 18.2.
- 5.5 The Public Contracts Regulations 2006 allows for the selection of a contractor from a Framework Agreement for the award of a contract based on the outcome of a mini-competition held between the contractors on the Framework Agreement capable of providing the services required under that contract.
- 5.6 The Head of Legal Services confirms that Legal Services are light-touch monitoring the work done by Eversheds and that there are no legal reasons preventing Members from approving the recommendation in Paragraph 3 of this report.

6. Head of Procurement Comments

- 6.1 The selection of the contractors to compete using mini competition has been carried out in accordance with the BSF Framework Agreements for contractors.
- 6.2 The mini competition was undertaken with those contractors who are suitable to carry out the works based on a price/quality submission.
- 6.3 The price/quality evaluation was price (30%), quality assessment (70%) which included the tender written information (40%) and interview assessment (30%) and were applied in relation to the tenders received.

6.4 A pre-construction agreement is required to move the design stage forward with the constructor and to subsequently tender the work packages for the compilation of the Agreed Maximum Price (AMP).

6.5 The Head of Procurement therefore states that the recommendations in this report will result in 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 category

(identified in the amended Schedule 12A of the Local Government Act 1972):

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

8. Background

8.1 In April 2007, following an Official Journal of the European Union (OJEU) process, Haringey's Procurement Committee agreed a framework of six Constructor Partners (CP). These CPs would be used to source the twelve school projects in the BSF programme.

8.2 In May 2008 it was agreed with the Leader of the Council that, in order to give full Member involvement in the BSF Design and Build process, the pre-construction stage would be reported to Procurement Committee for approval. Subsequently the main award with an Agreed Maximum Price (AMP) would also be presented to Procurement Committee.

8.3 All six contractors from the CP framework passed the financial criteria set to enter a mini competition for Alexandra Park School. Five of the contractors accepted to tender, (one declined, see Appendix 18.1), with tender opening taking place on Friday the 29 August 2008. For the names of the bidders see Appendix 18.1. Bidders responded with an indicative cost plan for the construction, site preliminaries and confirmed their fees to carry out the pre-construction stage of the project. The winning bidder being recommended for a contract for pre-construction services, and the opportunity to negotiate an Agreed Maximum Price.

8.4 The Alexandra Park School project has new build and refurbishment elements – a new two storey building will house a teaching training suite and new 6th form area, with the internal refurbishment creating additional space for an ASD and new business studies facilities.

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. 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 this mini competition.
- C. Proposed management structure and details of any sub-consultants.
- D. 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 workload in terms of resources.
- E. Anticipated programme – The Council looked for comfort that the initial programme durations are acceptable and a statement was asked for to confirm that. The Council also looked to use the Contractors knowledge and experience of any innovative alternative programme solutions suggested.

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

Interview (30% of total score)

9.1.4 The Contractor Partners interviews were held on Thursday 4th September 2008 at PRP's London Offices, Representatives from Haringey's Construction Procurement Group, Quantity Surveyor (Potter Raper Partnership), Design Team Partner (T.P. Bennett), Construction Project Manager (Mace), and a representative from Alexandra Park School attended.

9.1.5 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%.

Each member of the panel individually scored each response and the average score weighted by 30%.

9.2 Each Contractor Partner was scored out of 20 points, 10 points were allocated to the explanation of their logistics statement and 5 points were allocated to both the school and key criteria sections of questions.

9.3 The table in Exempt Appendices 18.1 shows the outcome of the evaluation.

9.4 Pre-construction services include pre-construction design, change control management, supply chain management / works package tendering with full cost management, value engineering, open book accounting, quality assurance, setting up web based document management system, pre construction management , knowledge sharing / innovation, progress meetings, sustainability workshops, method statements, procurement of surveys, procurement of material samples insurances, warranties and bonds

9.5 This is a generic list of services to be provided by the Constructor Partner, these services are covered by the Pre Construction Sum and many/all will be used to allow the Contractor Partner to build up their Agreed Maximum Price (AMP). The services to be undertaken by the Contractor Partner will only be known once the Contractor Partner is in receipt of the Council's Requirements.

10. Conclusion

10.1 The formal contract award is programmed to take place in March 2009, at which point the pre-construction agreement will be superseded.

The Evaluation Matrix shows the contractors' scores in each category and their overall score (in bold).

10.2 The tender included an option to tender for Alexandra Park with Fortismere. Should this option be taken it is likely to provide financial savings across both Projects through the appointment of a common senior construction team. These savings will be investigated during the negotiation period prior to confirmation of AMP.

11. Sustainability:

Works at the school are embracing the Authorities policy to promote sustainability and strive to achieve a BREEAM 'Very Good' rating. This will include the requirement for low energy solutions, which will be considered and tested through the design stages, being mindful of budget constraints. We will be evaluating:-

- The use of sustainable building material and construction techniques
- Standardisation and off-site construction
- The orientation and positioning of windows and solar shading to make use of beneficial solar gain, whilst providing protection against overheating
- The use of passive natural ventilation systems without the loss of acoustic control
- The installation of specialist service equipment to reduce water, energy and heat consumption
- Efficient lighting
- Simple controls to operate the building systems
- Minimise the amount of plant that will require maintenance.

12 Financial Implications

12.1 The fee (see 18.2) for the pre-construction contract for the Alexandra Park School BSF Project is budgeted within the overall Construction Cash Limited Budget of £3,430,000. The pre-construction element of this project forms an integral part of the overall project budget, and therefore allows for the main contract to be let in due course.

12.2 As the Alexandra Park School project is subject to an overall cash limit of £3,430,000, commitment of the fee for pre-construction costs at this stage reduces the overall sum

available for the main construction contract. The overall project cost plan prepared by Potter Raper Partnership based on fees incurred to date, pre-construction costs and projected main construction contract can be delivered within the Cash Limited Budget, based on plans at this point in time.

13 Legal Implications – Comments Provided by Eversheds

13.1 The BSF Framework Agreements with the Construction Partners were established following the correct advertisement in accordance with EC procurement directives and regulations.

13.2 The framework incorporates a mechanism in order to score call offs and mini competitions.

13.3 The scoring matrix compiled for this mini competition was carried out by Haringey's Construction Procurement Group with the assistance of other professional advisers set out in paragraph 9.1.4 of this report.

14 Equalities Implications

14.1 The new build elements of the Alexandra Park School project are being designed to be fully accessible to all levels of physical ability. As part of the vision for the campus, the facilities have the potential to be open to the local community.

15 Consultation

15.1 The designs have been made available throughout the process, for resident drop in sessions, school parents and school governors review days, school council assemblies and information has been posted through the doors of local residents and is available on line for viewing.

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 The Procurement Committee award the preconstruction contract to the Constructor Partner in appendix 18.2.

17. Use of Appendices / Tables / Photographs

17.1 Evaluation Matrix (18.1)

17.2 Recommended contractor and sum (18.2)

17.3 Construction awards to date (18.3)