

THE EXECUTIVE

11 MARCH 2003

REPORT OF THE DIRECTOR OF EDUCATION, ARTS AND LIBRARIES

PROCUREMENT OF CAPITAL PROJECTS	FOR DECISION
<p><i>This report provides an explanation of the procurement routes recommended for a number of building projects within the capital programme. The report asks the Executive to approve the proposed routes and to indicate whether they wish for Members to become involved in the procurement of any of the projects.</i></p> <p><u>Summary</u></p> <p>Budgets have been allocated within the capital programme for a number of new-build and refurbishment projects. This report gives a brief description of each project, explains the recommended procurement route and the reasons.</p> <p><u>Recommendations</u></p> <p>The Executive is asked to:</p> <ol style="list-style-type: none">1. Note the contents of the report and give it's approval for officers to proceed with the procurement of projects as described.2. Indicate whether Members wish to contribute to the contract packaging and specification of projects or in the subsequent evaluation and awarding of contracts in accordance with Contracts Rules, Part D Para. 3.6 of the Council Constitution. <p><u>Reason</u></p> <p>To ensure that capital projects are procured in accordance with the rules of the Council's constitution and to afford Members the opportunity to be involved in the procurement process.</p>	
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1. Background

- 1.1 The six projects to be considered below all appear in the Council's capital programme and have confirmed budgets attributed to them. Some projects have a budget comprising more than one funding source.

2. Purpose of this Report

- 2.1 This report informs the Executive, as required by Contracts Rules, Part D Para 3.6 of the Council's constitution, of the selected procurement route for projects where the contract value will exceed £200,000.
- 2.2 The report sets out a brief description of each project, followed by a justification of the selected procurement route.

3. Project 1: Sure Start Abbey

- 3.1 A budget totalling £1,206,000, comprising Sure Start, Neighbourhood Renewal and Neighbourhood Nurseries funding, has been allocated by the Sure Start Board for the creation of a Sure Start Centre in the Barking area.
- 3.2 Working in partnership with Barking & Dagenham Primary Care Trust (BDPCT), the lead client/accountable body for the project, the Council's DEAL Assets Section will assume responsibility for the procurement of a new purpose built facility to be situated within the site of Northbury Schools. The building will incorporate a 50 place daycare nursery, accommodation to deliver co-ordinated health and education initiatives, parent support services, community creche and accommodation for Sure Start staff.
- 3.3 The BDPCT has appointed Cazenove Architects following competitive selection interview of four architectural practices. Their professional advice is to procure the scheme by means of a traditional competitive tender. Tenderers are to be selected from a long list comprising contractors with appropriate experience and suitable resources for a project of this size. It is suggested that a greater degree of cost certainty and quality control will be achieved by offering tenderers a fully detailed design and specification. Whilst the design and build route was considered it was rejected as concerns regarding the loss of design control were expressed by the BDPCT client representative and the professional team.

4. Project 2: Grafton Junior School – Art Room

- 4.1 A grant of £270,000 has been secured under the Government's NOF *Space for Sports and Arts* initiative towards the creation of new purpose-built art facilities within the existing school quadrangle.
- 4.2 The DLES Architectural & Surveying Group have been commissioned to undertake the design and specification of the project.
- 4.3 The terms and conditions of the award, set out by Sport England, require the Council to obtain a minimum of three competitive tenders in accordance with normal tender and contract procedures. Procurement will therefore take the form of a conventional competitive tender using a full detailed design and specification. Tenderers will be selected using the Constructionline database.
- 4.4 The outcome of the tendering process, together with an elemental breakdown of costs and tender report or analysis, must be submitted to Sport England and no contract will be awarded until their formal approval is received.

5. Project 3: William Ford Junior School – Sports Hall

- 5.1 A total budget of £912,000 has been allocated for the creation of a multi-purpose hall, providing sports and music/drama facilities. The budget comprises the following elements;

	£
NOF <i>Space for Sports and Arts</i> award*	500,000
DfES Voluntary Aided Schools Capital	280,000
Seed Challenge Fund (LEA)	80,000
School Contribution	<u>52,000</u>
Total:	912,000

- 5.2 The Diocese of Chelmsford have appointed KC White Partnership as architectural consultants to undertake the design and specification of the project.
- 5.3 The selection of procurement route for the project will be determined by the terms and conditions of the NOF *Space for Sports and Arts* award which require the Council to obtain a minimum of three competitive tenders in accordance with normal tender and contract procedures. Procurement will therefore take the form of a conventional competitive tender using a full detailed design and specification. Tenderers will be selected using the Constructionline database.
- 5.4 The outcome of the tendering process, together with an elemental breakdown of costs and tender report or analysis, must be submitted to both Sport England and the Diocese of Chelmsford for scrutiny, and no contract will be awarded until their formal approval is received.

6. Project 4: Gascoigne Primary School- Sports Hall

- 6.1 A grant of £400,000 has been secured under the Government's NOF *Space for Sports and Arts* initiative towards the creation of new purpose-built hall to be dedicated for games, gymnastics, dance and artistic use.
- 6.2 The DLES Architectural & Surveying Group have been commissioned to undertake the design and specification of the project.
- 6.3 The terms and conditions of the award, set out by Sport England, require the Council to obtain a minimum of three competitive tenders in accordance with normal tender and contract procedures. Procurement will therefore take the form of a conventional competitive tender using a full detailed design and specification. Tenderers will be selected using the Constructionline database.

7. Project 5: Barking Abbey Comprehensive School- Phase 4; New Teaching Accommodation

- 7.1 A budget of £2,853,320 has been placed in the capital programme for the development of general teaching accommodation to replace existing demountable classrooms which are at the end of their useful life and also present suitability difficulties for curriculum delivery.

7.2 The DLES Architectural & Surveying Group have been commissioned to undertake the design and specification of the project. The design of the proposed building is to be closely matched and physically linked to the previous development phase, the Music and Drama block, which was also designed by DLES. The two buildings will share common mechanical and electrical services and environmental systems. The project is presently at the detailed design stage.

7.3 Given the need to co-ordinate and ensure material and specification consistency between the two phases consideration was given to the possibility of a partnering arrangement with the contractor who undertook the previous phase. Unfortunately it was concluded that the contractor in question lacked the resources and partnering experience that would achieve the cost and programme benefits envisaged. Therefore the design team have recommended that a conventional tender be issued and the original contractor included on the tender list.

8. **Project 6: Dagenham Priory Comprehensive School – Phase 3; Art & Technology Block**

8.1 A total of £5,835,611 is in place in the capital programme for the expansion and redevelopment of the school. Following a complete site appraisal the development was split into phases; the next phase will create new purpose-built art and technology accommodation.

8.2 The DLES Architectural & Surveying Group have been commissioned to undertake the design and specification of the project. The project brief, compiled following close consultation with the school representatives, officers of DEAL and the DLES design team, stipulated that the project is to be treated as a pilot scheme in the Council's new Environmental Management System (EMS). This commits the Council to achieving specified building performance indicators and contributes to it's *Greener, Cleaner, Safer* policy objective. The building must perform to the highest practicable energy and environmental standards and enshrine the elements of best practice demanded by the DfES.

8.3 When considering the preferred procurement route the need to maintain close control over design issues, particularly those influencing the mechanical and environmental elements, suggested that conventional tendering would offer the greatest degree of control to the client. With this in mind DLES were instructed to prepare tender documentation to procure the project on a conventional tendering route. The Executive are asked to indicate whether they wish to pursue an alternative procurement route.

9. **Background Papers**

None