

Report of the Principal Development Officer

Report to the Built Environment Programme Manager

Date: 15 July 2015

**Subject: Tender Acceptance Report: Ninelands Primary School
Capital Scheme Number: 32232 MEC 000**



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|---|---|--|
| Are specific electoral Wards affected? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If relevant, name(s) of Ward(s): Garforth & Swillington | | |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If relevant, Access to Information Procedure Rule number: RULE NO 10.4 (3) | | |
| Appendix number: 1 : Tender Report | | |

Summary of main issues

1. On the 27th March 2015 the Director of Children's Services approved a report bringing forward proposals to continue Planned Maintenance across maintained, Foundation (Trust) schools and children's centres on school sites to address the highest priority condition works in five areas: mechanical services; roofing works; external wall, windows and door replacement; Electrical services; and compliance in respect of kitchen ventilation.
2. The report proposed to spend £6,765,833 of the 2014/15 total Capital Maintenance grant allocation of £7,589,600 on these priority works for delivery in 2015.
3. This report seeks approval to accept a tender in respect of Boiler replacement works at Ninelands Primary School as part of the above agreed programme

Recommendation

- 4 The Built Environment Programme Manager is requested to accept the tender supplied by Leeds City Council (LCC), Civic Enterprise Leeds (CEL), Property

Maintenance in the sum of £154,836.68 to carry out Boiler replacement works at Ninelands Primary School.

1.0 Purpose of the Report

1.1 The purpose of this report is to request that the Built Environment Programme Manager approve the acceptance of a tender supplied by LCC, CEL, Property Maintenance in the sum of £ 154,836.68 in respect of Boiler replacement works at Ninelands Primary School.

2.0 Background

2.1 The overall construction design and costs were the subject of a report which was approved by the Director of Children's Services on 27th March 2015, and which approved a total scheme cost of £6,765,833, including construction and fees. This approval was for a package of works to address priority 1 building condition issues for a number of schools, of which Ninelands Primary School is one and will be fully funded by the local authority.

3.0 Main Issues (Proposal)

3.1 The scheme was designed by NPS and the tender documentation for the Boiler replacement works was issued (in accordance with Contract Procedure Rules) directly to the in-house service provider, LCC, CEL, Property Maintenance, and a tender was submitted in the sum of £ 154,836.68. Appendix 1 (confidential) details the tender evaluation. This report seeks approval to award works to the above mentioned contractor for the provision of Boiler replacement works at Ninelands Primary School.

3.2 It is proposed that the works will commence on 22th July 2015, with completion by 2nd September 2015.

4. Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The majority of the works will be internal to the school buildings and require no planning approval.

4.1.2 There will be no impact on the community requiring engagement or consultation. Once approval is given Ward Members will be informed of the schools in the respective wards where works will be commissioned and the proposed programme carried out.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested.

4.3 Council policies and Best Council Plan

- 4.3.1 These works will contribute towards the modernisation of the school estate within the city, providing a safe, warm and watertight learning environment which contributes to the achievement of targets within Children and Young People's Plan such as our obsession to 'improve behaviour, attendance and achievement' whilst also helping with future staff retention.
- 4.3.2 An objective of the Best Council Plan 2013-2017 is to become an efficient and enterprising council by improving how we're organised and making best use of our assets. As part of this scheme, the council are ensuring value for money is achieved and costs are minimised through the effective procurement and delivery of projects.

4.4 Resources and value for money

- 4.4.1 The overall construction design and costs were the subject of a report which was approved by the Director of Children's Services on 27th March 2015. This approval was for a package of works to address priority 1 building condition issues across a number of schools, of which Ninelands Primary School is one and will be fully funded by the local authority.
- 4.4.2 The tender has been checked and validated by the Council's design consultant partner, NPS Leeds Ltd, who have confirmed that the tender represents value for money. The Work will be carried out by the in house provider in accordance with (CPR) Contract Procedure Rules. The tender was submitted by LCC, CEL, Property Maintenance in the sum of £ 154,836.68

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 Appendix 1 of this report has been marked as confidential under Access to Information Procedure Rules 10.4 (3) on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) which, if disclosed to the public, would, or would be likely to prejudice the commercial interests of that person or of the Council.

4.6 Risk Management

- 4.6.1 Operational risk will be addressed by effective use of CDM Regulations, close supervision of contractors on site and continual liaison with schools identified in the main programmes.
- 4.6.2 Particular concerns with regard to asbestos will be identified by undertaking appropriate surveys prior to work commencing. Removal of asbestos will be undertaken, as required, out of school hours with suitably qualified specialists being appointed to carry out works, and to undertake testing to current legislative standards with full notification to the Health and Safety Executive.

- 4.6.3 These procedures will ensure the highest possible standards and control measures in relation to Health & Safety relating to all occupants and contractors at each school site.
- 4.6.4 A programme level risk log has been maintained throughout the project and escalation is via the Programme Manager. A programme wide Checkpoint Report will be submitted to the Programme Risk and Control Group on a monthly basis between June and September to ensure that progress, risks and issues are monitored outside of the project team.

5. Conclusions

- 5.1 The tender value is within the budget provision of the Planned Maintenance Programme 2014/15 Design and Cost Report which was approved by the Director of Children's Services on 27th March 2015.
- 5.2 The tender evaluation has been carried out by the Council's design consultant partner, NPS Leeds Ltd, who have recommended that LCC accepts the tender of LCC, CEL, Property Maintenance to undertake the Boiler replacement works at Ninelands Primary School.

6. Recommendation

- 6.1 The Built Environment Programme Manager is requested to accept the tender supplied by LCC, CEL, Property Maintenance in the sum £ 154,836.68 to carry out Boiler replacement works at Ninelands Primary School.

7 Background documents¹

- 7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.