

Whitecote Primary School Replacement modular for 2 year old provision: Procurement strategy

Date: 04 July 2023

Report of: Head of Projects and Programmes

Report to: Head of Service Learning Systems

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

This report seeks approval to appoint a contractor from the Crown Commercial Services (CCS) Offsite Construction Solutions framework to deliver a replacement modular building for the Early Years Foundation Stage provision for 2-year-olds at Whitecote Primary School. The current accommodation is a modular building which has reached the end of its serviceable life and requires replacement. The most expedient route to deliver a replacement will be to make a direct award through an existing framework provider to minimise the programme and disruption to the school.

The estimated cost for the modular building is £294,000.

Recommendations

The Head of Learning Systems is requested to:

- a) Approve the direct award of a contractor from the CCS Offsite Solutions framework to deliver a replacement modular building for 2-year-olds at the Whitecote Primary School with an estimated cost of £294,000.
- b) Note that a Design Cost Report and Tender Acceptance Report will follow to seek the Head of Learning Systems approval prior to contract award.
- c) Note the responsible officer for implementation is the Head of Learning Systems and the Head of Projects and Programmes.

What is this report about?

- 1 The Early Years Foundation Stage (EYFS) provision for 2-year-olds at Whitecote Primary School is currently accommodated in a modular building.
- 2 A condition survey of the modular undertaken in 2022 identified that the building is now of an age where it is at the end of its serviceable life. Ongoing repairs to the existing building are no longer financially efficient and it is more prudent to replace the building to provide a safe environment with longevity to continue the offer for 2-year-olds at this school.
- 3 Replacement accommodation will be provided in the same location as the existing modular building.
- 4 The existing accommodation will be required to be demolished and alternate provision for 2-year-olds made available during the demolition and replacement works.
- 5 A direct award through an approved framework will facilitate a shortened programme and minimise the disruption to the EYFS offer.
- 6 The direct award process will involve selecting a suitable contractor which will have already satisfied quality and price criteria to be placed on the framework after a competitive process. Framework rates will ensure value for money.

What impact will this proposal have?

- 7 Provision of EYFS for 2-year-olds ensures that children learn and progress well and develop the knowledge and skills that they will need to start school and have a foundation for future progress.
- 8 The current poor condition of the modular building at Whitecote Primary School presents a longer-term health and safety risk, and without replacement the provision may no longer be able to operate.
- 9 Not being able to provide places for 2-year-olds at Whitecote Primary School would create a shortage of places in the area.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 10 The re-provision of the modular unit to allow the continuing offer of places to 2-year-olds at Whitecote Primary School supports the Best City Ambition of ensuring children in all areas of the city have the best start in life and enjoy a healthy, happy, and friendly childhood.
- 11 Due to the current condition of the existing accommodation, health and safety issues have potential to become a concern if the works are delayed.
- 12 Without the continuing provision, there will be a shortage of places in the area which will have a detrimental impact on ensuring young people have the skills which enable them to realise their potential and thrive.

What consultation and engagement has taken place?

Wards affected:

Have ward members been consulted? Yes No

- 13 Consultation has taken place with the Head Teacher at Whitecote Primary School and this will continue throughout the design and delivery stages.
- 14 Ward members and the Executive Member associated with the Learning Places Programme will be briefed at appropriate stages in the project to update on key milestones.
- 15 Procurement and Commercial Services have been consulted in the development of this report.
- 16 NPS, the Council's Strategic Design partner, has undertaken a feasibility exercise to consider options for procurement and have recommended that, for expediency, a direct award through a suitable existing framework for modular buildings is undertaken.

What are the resource implications?

- 17 The estimated construction value at this stage is £294,000.
- 18 The project will be funded through the Local Authority's School Condition Allocation (SCA) budget.

What are the key risks and how are they being managed?

- 19 Completion of the works detailed is essential for the replacement accommodation to be delivered in the summer term from September 2023.
- 20 Not being able to replace the modular unit this year leaves uncertainty on continued provision of the offer for 2-year-olds due to the condition of the existing building. Health and safety issues have potential to become a concern if the works are delayed.

What are the legal implications?

- 21 In line with the Council's internal Contract Procedure Rules (CPRs) Clause 3.1.4 CPRs, requires an ISP to deliver the service (if available), however there is no ISP who can provide the service required for this project.
- 22 Clause 3.1.6 of the CPRs requires YORhub suite of frameworks to be engaged in terms of any framework appointment for construction works, however the YORhub suite of frameworks does not currently have a dedicated framework for modular buildings and is therefore, not suitable for this procurement.
- 23 Following consultation with Procurement and Commercial Services (PACS) it was decided that the CCS Offsite Construction Solutions RM6184 framework offered the most expedient and compliant procurement route to meet the needs of the service. In compliance with CPR Clause 12.2 PACS have approved the aforementioned framework as suitable for the Council to utilise for this project.
- 24 Clause 14.1.4 CPRs confirm that upon award the contract must be published on the Council's E-tendering system by the Authorised Officer.
- 25 In accordance with Clause 9.7 CPRs this value level of procurement is a Significant Operation Decision, which in accordance with Article 13 does is not subject to call-in but will require this report together with the appropriate Delegated Decision Notice.

Options, timescales and measuring success

What other options were considered?

26 As YORbuild3 does not currently offer a dedicated lot for modular buildings, several other frameworks available to the Council were considered. These were CCS, ESPO and YPO. Having consulted with our design partners and Procurement and Commercial Services, a direct award using the CCS Offsite Construction Solutions framework was identified as the most appropriate procurement route given the value of the scheme and the timeframe for delivery.

How will success be measured?

27 Success will be measured through the successful implementation of the procurement strategy within the project programme.

What is the timetable and who will be responsible for implementation?

28 It is anticipated that following the procurement exercise, the Council will enter into a contract with a modular provider with target completion for October half term 2023.

Appendices

- EDCI

Background papers

- None