

# Approval to appoint AHR Building Consultancy Ltd for the provision of Multi-Disciplinary Consultancy Services in connection with the provision of a new 'post-16' Block at Pudsey Grammar School

Date: 13<sup>th</sup> December 2023

Report of: Project Manager, Projects & Programmes

Report to: Head of 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 AHR Building Consultancy Limited (AHR) through a direct award procedure from the 'Efficiency North Multi-Disciplinary Consultancy Services' framework (Lot 8A) to deliver multi-disciplinary consultancy services (RIBA Stages 2 to 6) and associated technical surveys and fees required for the delivery of a new, Department for Education funded "post-16" teaching block at Pudsey Grammar School.

The value of the proposed service contract commission is £413,999.80.

## Recommendations

The Head of Learning Systems is recommended to:

- a) Approve the direct appointment of AHR from Lot 8A of the 'Efficiency North Multi-Disciplinary Consultancy Services' framework to deliver multi-disciplinary consultancy services (RIBA Stages 2 to 6) related to the provision of a new 'post-16' block at Pudsey Grammar School.
- b) Approve entering a NEC4 Professional Service Contract (PSC) with AHR for a total value of £413,999.80.
- c) Note, the new 'post-16' block at Pudsey Grammar School is subject to a funding grant from the Department for Education.

## **What is this report about?**

- 1 The purpose of this report is to seek approval to appoint AHR to deliver multi-disciplinary consultancy services covering RIBA Stages 2 to 4, and inclusive of necessary technical surveys and fees, associated with the provision of a new 'post-16' teaching block at Pudsey Grammar School. The appointment will be a direct award procedure through the 'Efficiency North Multi-Disciplinary Consultancy Services' framework and subject to a NEC4 Professional Services Contract between AHR and Leeds City Council.
- 2 In May 2023 the Department for Education (DfE) awarded a grant of £4m for the design and build of a 'post-16' block at Pudsey Grammar School (PGS). The estimated construction costs for the block are £3.3m.
- 3 As PGS is a PFI school, built under the 'Building Schools for the Future' programme, the development was originally intended to be delivered via the Special Purpose Vehicle (SPV) who operate the PFI contract. The SPV appointed AHR to provide multi-disciplinary consultancy services to the project, including initial development of the design concept required as part of the bidding process and subsequent development of this following award of the grant. However, in June 2023 a decision was made to transfer responsibility for the development from the SPV to Leeds City Council. During this period AHR undertook design services on the project up to RIBA Stage 3, culminating in the submission of the planning application in early December 2023.
- 4 Given AHR's involvement in the scheme via the PFI SPV, coupled with the tight deadline stipulated by DfE funding rules, appointing a new consultant through a competitive tender would be impractical, resource intensive and would jeopardise delivery of the critical path programme for development of the 'post-16' block. Potentially resulting in an inability to meet the funding timelines and milestones. Following an options appraisal undertaken in August 2023, it was determined that a practical solution should be sought through an existing approved framework to allow for the appointment and continued utilisation of AHR.
- 5 In accordance with CPR 3.1.6 the YORconsult 2 framework was approached in the first instance, this, however, did not provide a workable solution on this occasion. As such the utilisation of the 'Efficiency North Multi-Disciplinary Consultancy Services' framework was determined to be the next, appropriate solution. Direct call-offs from this framework are based on the consultants' original tender submissions at the time of initial appointment to the framework, with evaluations being based on 50% / 50% split between 'price' and 'quality'.
- 6 Following evaluation, the first ranked consultant was discounted as they did not have RIBA chartered status, which is a requirement for this project. The second ranked consultant advised that they would be unable to accept the commission due to current workloads. Given the first and second ranked consultants were unable to tender for the work the path was clear to appoint AHR, who ranked third on this framework.

## **What impact will this proposal have?**

- 7 The provision of the proposed new 'post-16' centre at Pudsey Grammar School will create 134 additional learning places within the community, reflecting the school's projected demand for post-16 places in future years. This purpose-built centre will meet the specialist curriculum and social needs of the post-16 cohort, with eight dedicated sixth form classrooms being provided in the new block along with breakout spaces, additional staff office provision and a dedicated sixth form learning resource space. By providing a standalone 'post-16' centre legacy space within the main school block will be released, where previously it would be timetabled between 'Year 7 to 11' provision and 'post-16' requirements.
- 8 This new teaching block will provide much needed additional resource within an already constrained building by releasing space solely for use by the younger pupils and providing new,

dedicated 'post-16' facilities. Which will result in an enhanced learning environment for all age ranges.

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

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 9 The provision of the new 'post-16' block will provide the school with a modern facility that will enhance the health and wellbeing of pupils. This new building is designed for a 'post-16' curriculum and includes dedicated learning and social spaces, the building is standalone from the main school building, creating separation from the younger key stages.
- 10 The design will utilise a 'fabric first' approach which will result in a highly insulated and high performing building. This will be supplemented with additional sustainability features, namely natural ventilation, and photovoltaic panels to the roof, resulting in a building which will be energy efficient with a low carbon footprint.
- 11 Consultants and contractors are required to deliver a Social Value commitment. This will involve using the local supply chain and local labour during the construction phase to ensure that growth in the city is inclusive and delivers benefits to all the people who live in our communities.

### What consultation and engagement has taken place?

Wards affected: Pudsey

Have ward members been consulted?

Yes

No

- 12 Consultation has taken place with between Pudsey Grammar School and the Pudsey ward members, in addition the Executive Member for Economy, Culture & Education has also been briefed on the proposal. This will continue through the design and delivery stages.
- 13 Ward members from Pudsey and neighbouring wards will continue to be briefed at appropriate stages in the project and updated on key milestones.
- 14 In addition, the school held a pre-planning public consultation on the proposals on the 22<sup>nd</sup> November 2023, constituting three sessions spread over the day to cover school drop-off, pick-up and the evening. The responses from the pre-planning consultation have been collated and addressed as part of the completion of the planning application package.
- 15 Procurement & Commercial Services and Legal have been consulted in the development of this report.

### What are the resource implications?

- 16 The total value of the contract is £413,999.80.
- 17 The estimated cost of the construction phase is £3.3m, with the project being funded through a grant from the DfE.

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

- 18 As the proposal is to appoint AHR through a direct award procedure there is a risk that the Council will be unable to demonstrate value for money. This risk will be mitigated by appointing AHR through an approved framework, this approach ensures that framework rates will apply to the commission and as such ensure value is achieved.

## What are the legal implications?

- 19 Following consultation with Procurement & Commercial Services (PACS) it was determined that the 'Efficiency North Multi-Disciplinary Consultancy Services' framework offered the most expedient route to appoint AHR. In compliance with CPR Clause 12.2 PACS have approved the aforementioned framework for use by the Council.
- 20 In accordance with CPR Clause 9.7, the value of this procurement constitutes a 'Significant Operational Decision', which in accordance with Article 13 is not subject to call-in but will require this report together with the appropriate Delegated Decision Notice.
- 21 'Appendix B' is marked as confidential and not for publication, in-line with 'Access to Information Procedure Rules 10.4 (3)'. The information contained within is commercially sensitive to both the Council and a third party. There are no other legal implications or access information issues arising from this report.

## Options, timescales and measuring success

### What other options were considered?

- 22 The YORconsult 2 framework was first considered for this direct appointment, in line with CPR 3.1.6, however this option was discounted as not viable for use in this occasion.

### How will success be measured?

- 23 Success will be measured through the successful implementation of the procurement strategy within the project programme and delivery of the project in line with DfE grant funding conditions.

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

- 24 Following the direct appointment, the estimated timetable is as follows:

Task / Milestone	Date
Direct Award (Consultant issued with ITT documents)	10 <sup>th</sup> January 2024
Tender submission date for NEC4 PSC	13 <sup>th</sup> January 2024
NEC4 PSC contract awarded	20 <sup>th</sup> January 2024
Contract start date	20 <sup>th</sup> January 2024
Contract end date (RIBA Stage 6)	18 <sup>th</sup> March 2025

- 25 The officer responsible for implementation is the Head of Service, Learning Systems.

## Appendices

- [Appendix A](#) - Ltr-pudsey-grammar-P16C-key-outputs – 120623
- [Appendix B](#) - AHR-Pricing Schedule - (LCC - Pudsey Grammar Multi-Disciplinary Services)-November-2023-Rev-A [Confidential]

## Background papers

- None