



Executive
10th April 2006

**Report from the Director of
Children and Families**

For Action

Wards Affected:
Alperton

**Authority to Invite Tenders For Structural Repairs at
Alperton High School**

Forward Plan Ref: C&F05/06-040

1.0 Summary

- 1.1 This report requests approval to invite tenders in respect of the above named works contract as required by Council Contract Standing Orders 88 and 89 and to evaluate tenders as set out in paragraph 3.4, 3.5 and 3.6 of this report.

2.0 Recommendations

- 2.1 The Executive to give approval to the pre-tender considerations and the criteria to be used to evaluate tenders as set out in paragraph 3.4, 3.5 and 3.6 of this report.
- 2.2 The Executive to give approval to officers to invite tenders and evaluate them in accordance with the approved evaluation criterion, as referred to in paragraph 2.1 above

3.0 Detail

- 3.1 Due to structural defects to the west wing of the main building of the Stanley Avenue site of Alperton High School, major remedial action is required. The defects noted include differential movement between two blocks which form the west wing, (resulting in dislodged and falling brickwork and masonry), corrosion of steel lintels to window boxes, defective sections of brickwork, worn out defective windows, defective roof coverings and rainwater goods. Most of the defects are potential health and safety hazards. A corner of the

affected wing has been fenced off as a precaution against falling masonry and a flank wall of the west wing has been temporarily propped with scaffold.

- 3.2 Alperton High School commissioned Sanderson Weatherall, a firm on the Council's framework panel for building surveying, to undertake a feasibility study which has highlighted the work needed to remedy the faults at the school. Sanderson Weatherall have subsequently been appointed by the Asset Management Service to provide technical input, the preparation of tender documentation and assistance with the tender process and evaluation, and cost analysis for the structural repairs at Alperton High School. Sanderson Weatherall will also administer the building contract once it has been awarded.
- 3.3 Property and Asset Management has verified that ownership of the site of Alperton High school is vested in the Governing Body of the school. Provided Member approvals have been obtained, steps will be taken by Sanderson Weatherall to apply for planning permission in mid April 2006. Given that of all the structural works required, planning permission is only needed for the replacement of windows, it is expected that permission will be granted by mid June 2006. Subject to all relevant statutory regulations, Member] approvals being obtained, the contract to proceed with works may commence.
- 3.4 Subject to Member approvals, and, in line with the Council's Standing Orders, advertisements are to be placed in the trade press and a local paper as soon as possible to seek initial expressions of interest. Those organisations that respond to the advert will be sent the Council's Pre- Qualification Questionnaire which addresses issues such as Business Probity, Economic and Financial Standing, experience of delivering similar work in occupied buildings and Health & Safety considerations. Organisations which meet the Council's required standards will be invited to tender for this contract. The tendering instructions will advise tenderers that their tenders will be evaluated in accordance with the evaluation criterion set out in this report, namely the recommendation to award the contract on the basis of the lowest price.
- 3.5 As part of the tender evaluation process, Sanderson Weatherall will produce a detailed tender report which will enable the evaluation panel of Brent Officers to make a recommendation to the Executive as to whom to award the works contract to.
- 3.6 In accordance with Contract Standing Orders 88 and 89, pre-tender considerations have been set out below for the approval of the Executive.

Ref.	Requirement	Response	
(i)	The nature of the service.	Building works to rectify major structural defects at Alperton High School, Stanley Avenue Site.	
(ii)	The estimated value.	£1.2 million inclusive of fees	
(iii)	The contract term.	Contact duration approximately 16 weeks (July 2006 to 30 November 2006).	
(iv)	The tender procedure to be adopted.	A two stage restricted procedure.	
(v)	The procurement timetable.	Indicative dates are: Adverts placed Expressions of interest returned Shortlist drawn up in accordance with the Council's approved criteria Invite to tender Deadline for tender submissions Evaluation of Tenders Report recommending Contract award circulated internally for comment Executive approval Contract start date Completion date	11 th April 2006 4 th May 2006 11 th May 2006 12 th May 2006 9 th June 2006 14 th June 2006 June 2006 July 2006 July 2006 30 th November 2006

(vi)	The evaluation criteria and process.	The completed pre-qualification questionnaires, which shall be in the Council's standard format (as outlined in the Council's Procurement and Contract Management Guidelines), will be used to evaluate and shortlist those contractors who meet the Council's standards in relation to financial standing, experience of delivering similar schemes in occupied buildings, technical capacity and technical expertise. The panel will evaluate the tenders against the criteria set out in paragraph 3.4 above.
(vii)	Any business risks associated with entering the contract.	No specific risks other than has been outlined in this report. Financial Services and Legal Services have been consulted concerning this contract.
(viii)	The Council's Best Value duties.	The competitive tendering process will assist the Council in achieving Best Value.
(ix)	Any staffing implications, including TUPE and pensions.	See section paragraph 7.0 below
(x)	The relevant financial, legal and other considerations.	See paragraph 4.0 and 5.0 below

4.0 Financial Implications

- 4.1 The Council's Contract Standing Orders state that works contracts exceeding £1million (High Value Contracts) shall be referred to the Executive for approval to invite tenders.
- 4.2 The estimated value of this works contract is £1.2 million inclusive of fees.
- 4.3 It is anticipated that the cost of this contract will be funded from the Children & Families Capital Programme.
- 4.4 Whilst it is considered that the works proposed will cost £1.2 million inclusive of fees, recent experience of tendering projects has highlighted the current volatility of the market place with some tender prices returning at levels higher

to those estimated by the cost consultants employed by the Council's design teams. It is therefore proposed that officers of the Children and Families Department will package the tender documentation so that some items are priced for separately so the highest priority works can be undertaken up to the available capital allocation and lower priority items can be separated for the identification of funding from alternative sources. By employing this method of packaging for the tender it will be ensured that the Council receives the greatest value for money from the process within the available capital allocation. If tenders are returned which are above the Capital provision the scheme will either be scoped down or additional costs met from resources from the Children & Families' capital budget or the school or a combination of resources from both.

5.0 Legal Implications

- 5.1 The estimated value of this contract is below the threshold of the European Procurement Regulations for Works contracts. The proposed Works contract is subject to the Council's own Standing Orders in respect of High Value contracts and Financial Regulations.
- 5.2 Once the tendering process is undertaken Officers will report back to the Executive in accordance with Contract Standing Orders, explaining the process undertaken in tendering the contracts and recommending award.
- 5.3 The form of contract for this project will be one of the Joint Contracts Tribunal family of contracts and will incorporate Brent's standard amendments.

6.0 Diversity Implications

- 6.1 The accommodation currently available for pupils is in very poor condition. The school draws its school population from a diverse community with 72% from Asian backgrounds and 17% from African-Caribbean backgrounds.
- 6.2 18.5% pupils receive free school meals and 84.7.% have an incidence of additional needs as measured by EAL (English as an additional language).
- 6.3 The school results are 46 % as measured by 5 A*-C GCSE results.
- 6.4 The Governing Body and the Council's Schools Improvement Service consider that these remedial works will benefit the diverse school population detailed above and will make a significant contribution to the school's ability to raise standards.

7.0 Staffing/Accommodation Implications (if appropriate)

- 7.1 There are no staffing implications for Council staff nor for Alperton High School staff arising from the invitation to tender this works contract, nor for the evaluation process enabling subsequent recommendation for the award of works contract.

7.2 It is proposed that the majority of intrusive building works will take place during the school summer holidays. The staff and pupils will remain in the present accommodation whilst the remaining less intrusive works are undertaken.

Background Papers

- (i) Children & Families Asset Management Services Alperton files
- (ii) Alperton Feasibility Report

Contact Officers

Any person wishing to inspect the above papers should contact:

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