

## LONDON BOROUGH OF HAMMERSMITH & FULHAM

**Report to:** Strategic Director of Children’s Services in consultation with the Cabinet Member for Children and Education

**Date:** 19/02/2024

**Subject:** Award of the contract to refurbish 11 Mund St. for use by Avonmore Primary School to Mitre Construction Ltd.

**Report of:** Peter Haylock, Operational Director of Education and SEND

**Report author:** Anthony Mugan, Service Manager – Education Assets

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### SUMMARY

The report seeks approval for the award of the contract to refurbish 11 Mund St. for use by Avonmore Primary School to Mitre Construction Ltd. for £986,425.54.

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### RECOMMENDATIONS

1. To note that Appendix 1 is not for publication on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
  2. To approve the award of the contract to refurbish 11 Mund St. for use by Avonmore Primary School to Mitre Construction Ltd. for £986,425.54
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**Wards Affected:** (All)

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<b>Our Values</b>	<b>Summary of how this report aligns to the H&amp;F Values</b>
Building shared prosperity	The availability of the site as a decant location will be essential for the continued delivery of education for pupils at Avonmore Primary School as well as the re-provide modern, fit for purpose education facilities via the Community Schools Programme.
Creating a compassionate council	The site will provide high quality, educational facilities for the pupils of Avonmore.
Doing things with local residents, not to them	The decant plans have been developed with the Avonmore school community.

Being ruthlessly financially efficient	The Community Schools Programme plans to re-provide modern, fit for purpose education facilities, along with affordable housing. The programme will be self-financing.
Taking pride in H&F	The provision of modern, fit for purpose education facilities for local children and young people.
Rising to the challenge of the climate and ecological emergency	The new build at Avonmore Primary School creates the opportunity to significantly reduce the school's carbon footprint.

### **Financial Impact**

The financial implications are detailed in exempt Appendix 1.

Ariana Murdock, Finance Manager, 30 January 2024

*Verified by Andre Mark, Head of Finance (Strategic planning and investment), 30 January 2024*

### **Legal Implications**

The Council has the power to procure these works as part of its functions as an education authority.

The value of the contract is below the threshold for the Public Contracts Regulations 2015 to apply. There are therefore no statutory provisions governing the procurement.

This is a high value contract under the Council's Contract Standing Orders. The procurement process which has been followed – a competition under the terms of a framework agreement which the Council is entitled to use – is compliant with CSO 19.

This award of this contract is a key decision under the Council's Constitution and needs to be published on the key decision list on the Council's website.

*John Sharland, Senior solicitor (Contracts and procurement)  
19<sup>th</sup> December 2023*

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### **Background Papers Used in Preparing This Report**

**None**

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### **DETAILED ANALYSIS**

#### **Proposals and Analysis of Options**

1. The Mund Street site will be used to accommodate Avonmore Primary school during the proposed rebuilding of the school. The site has previously been used as a secondary school but has been leased to Property Guardians for several years and requires refurbishment for use as a primary school.
2. A procurement strategy was approved on 17 October 2022. Specialist consultants, Bailey Garner, were appointed as project managers and co-produce a detailed tender specification with the senior leadership of Avonmore Primary School and the Education Assets team.
3. In line with the procurement strategy the tender was launched via the London Construction Programme (LCP) framework in September 2023 with a closing date of 20 October. A detailed tender evaluation process was then undertaken by Bailey Garner, including securing clarifications were needed from bidders, and the award report was completed on the 12 December 2023.
4. Ten bids were received and were scored in relation to both cost (weighted at 60%) and quality (weighted at 40%). The full tender evaluation report is in the exempt Appendix 1, but the overall results are shown in the table below. The most economically advantageous bid is from Mitre Construction Ltd. at £986,425.54. Work is expected to begin in March 2024 and take approximately 16 weeks.

Contractor	Total - 60% weighting Cost score %	Total (40% weighting)				Total score (%)	Position
		Quality Question 1 - Project Team Structure (10% weighting / 5 marks)	Quality Question 2 - Relevant Experience (10% weighting / 5 marks)	Quality Question 3 - Social Value (10% weighting / 5 marks)	Quality Question 4 - Methods of Working (10% weighting / 5 marks)		
Mitre Construction Ltd.	60.00	8	10	6	8	92	1
Bidder 2	54.00	8	10	8	10	90	2
Bidder 3	52.42	8	10	8	10	88.42	3
Bidder 4	45.04	8	10	10	8	81.04	4
Bidder 5	44.07	8	10	8	8	78.07	5
Bidder 6	47.95	8	8	6	8	77.95	6
Bidder 7	47.29	8	8	8	6	77.29	7
Bidder 8	43.98	8	8	8	8	75.98	8
Bidder 9	46.73	8	6	8	6	74.73	8
Bidder 10	37.23	8	10	8	10	73.23	9
Bidder 11	37.61	8	10	8	8	71.61	11

## Reasons for Decision

5. For the rebuilding of Avonmore Primary school to proceed, to provide modern fit for purpose educational facilities for pupils at the school in the long term, the school needs to decant for a period of up to three years. Limited decant sites are available and the Mund St is relatively close, is Council owned and has previously been used for educational purposes.

## **Equality Implications**

6. There are neutral equality implications arising from the decision to award the contract to Mitre Construction Ltd to refurbish 11 Mund St for use by Avonmore Primary School.

## **Risk Management Implications**

The report is recommending awarding a contract following a competitive procurement process, in line with the objective of being ruthlessly financially efficient. The refurbishment work at the Mund Street site to accommodate Avonmore Primary school during the proposed rebuilding of the school will enable continuing education provision for children at the school at a suitable and safe site.

*David Hughes, Director of Audit, Fraud, Risk and Insurance, 11 January 2024*

## **Climate and Ecological Emergency Implications**

The rebuild of Avonmore primary school will make a significant contribution towards the Council's net zero target, including replacing gas fired heating with an air sourced heat pump, installation of solar photo-voltaics, modern LED lighting and high standards of insulation. The overall carbon saving across the site (including residential blocks) will be 47.9 tonnes / year, bringing the development to the 'green stage'.

*Approved by Hinesh Mehta, Assistant Director Climate Change, 19/12/2023*

## **Procurement implications**

The procurement and evaluation documents have been uploaded on to capitalEsourcing (con\_25781).

The procurement was done via the LCP framework with the support of external consultants.

Contract award notice must be published on contracts Finder and FTS.

*Waheeda Soomro, Commercial Manager, Procurement and Commercial 1/2/2024*

## **Local Economy and Social Value**

N/A as not a factor within the LCP Framework, however officers included an assessment of social value within the quality questions as outlined in the table above.

## **LIST OF APPENDICES**

Appendix 1: Exempt Finance Comments