

Item No. 6	Classification: Open	Date: 21 November 2007	Meeting Name: Major Projects Board
Report title:		Walworth Academy: delegated authority for contract award	
Ward(s) or groups affected:		Walworth and pupils of Walworth Academy	
From:		Strategic Director of Major Projects	

RECOMMENDATIONS

1. That the Major Projects Board delegate the authority for contract award to the Strategic Director of Major Projects.

BACKGROUND

2. The Walworth Academy opened in September 2007, following a statutory consultation process. The sponsors of the Academy are Absolute Return for Kids (ARK).
3. On 2 May 2007, Executive approved the Gateway 1 for the procurement of Walworth Academy as part of the report entitled "Southwark Schools for the Future: BSF Outline Business Case (OBC)". The decision was taken to procure Walworth Academy separately to the other schools receiving BSF investment (which will be procured via a Local Education Partnership), in order to accelerate the deliver of Walworth Academy so as not to delay the planned construction of the new school Aylesbury on the Walworth Lower site.
4. Executive further agreed that:
 - Walworth Academy should be procured via the Partnerships for Schools (PfS) framework contract. This framework is a design and build contract and includes six preferred partners who have been appointed on the basis of the quality of their supply chain, policies and pricing structures. As a result of the pre-defined pricing structures agreed as part of the national framework, authorities selecting a partner from this framework are required to run a mini-tendering exercise that largely consists of a design competition.
 - delegated authority be given to the major projects board for contract award.
5. Contract details and procurement milestones are provided in the closed report.

KEY ISSUES FOR CONSIDERATION

Policy Implications

6. There are no policy implications arising from this procurement. The procurement forms part of the wider Southwark Schools for the Future programme, as a result the policy implications have already been considered by Executive as part of the report on 2 May 2007.

Evaluation criteria and weightings

7. The evaluation criteria and weightings are outlined below. These evaluation criteria have been used throughout the procurement process.

Table 2: Evaluation criteria and weightings

Criteria	Weighting %
Design	40
Works – Strength of Local Delivery Team	30
Works – Quality Control	15
Handover	10
Pricing	5

8. It is important to note that this procurement is an evaluation largely based on quality, as bidders have already committed to schedules of price to access the PfS Framework Contract.

Tender process

9. The tender and evaluation process is outlined in the closed report.
10. It is recommended that delegated authority be given to the Strategic Director of Major Projects to authorise contract award.
11. It is anticipated that contract award will take place in March 2008.

Contract management

12. The contract will be managed by the Southwark Schools for the Future team, within the Major Projects Department. The project team will continue to engage with the Academy sponsors with regard to all design decisions to ensure that the final design meets the needs of the academy. The sponsors are fully aware that all design decisions are to be managed within the fixed budget from PfS.

Commercial implications and risks

13. The commercial implications and risks are outlined in the closed report.

Consultation

14. The following consultation and engagement activities have taken place and/or are planned:
- Consultation with academy sponsors – the academy sponsors have been fully engaged in the tender process. Representatives of the sponsors have worked closely with the project team to brief and evaluate bidders during the process. During the Preferred bidder period they will continue to attend clarification meetings, and will continue to be consulted and involved when construction commences.
 - Consultation with Walworth Academy pupils, staff and parents –the academy sponsors have led on this, and have consulted with pupils, staff and parents to gain an understanding of what their main expectations would be from the new building, together with their likes and dislikes. When a preferred bidder is selected, a programme of further consultation has developed to ensure that they are involved in the design of the new school, and feel that their voices have been heard.
 - Consultation with the local community – Pre-planning consultation has been undertaken to inform the local community of the proposal to re-develop the site. Neighbourhood group representatives have been consulted, as well as leaflets and questionnaires produced, to allow the community to detail what they would like to

see in the new building, as well as taking cognisance of their feelings and requirements. Once a Preferred bidder has been selected wider consultation with the community will take place through meetings / workshops to be held at the existing Academy.

Community Impact Statement

15. The community impact statement and equalities impact assessment were completed for the entire Southwark Schools for the Future project and approved by Executive on 2 May 2007. In summary, this project will have a significant positive impact upon the communities of Southwark. In particular:
- All schemes will ensure higher quality learning and teaching environments for young people.
 - All schemes are to be designed to facilitate community access to the buildings as part of the extended schools agenda.
 - All schemes are to be designed to provide a range of flexible spaces appropriate for the provision of integrated children's services.

Sustainability considerations

16. The Authority requires that the proposed Academy complies with its planning policies, with a target of BREEAM excellent. The scheme will also have the ability to connect to the proposed district CHP/CCHP schemes (being delivered as part of Elephant & Castle) with as much energy supplied to the development in this way.

Market Development Considerations

17. Both of the potential suppliers are private organisations with over 500 employees and are nationally active. The tender documents issued to the bidders set out the expectation that the successful bidder would contribute to developing the local workforce.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

18. Supplementary advice is provided in the closed report.

REASONS FOR URGENCY

19. This decision cannot be delayed until a later Major Project Board, as a delay would impact on other elements of the SSF programme, throwing out timelines on other projects. As building work needs to coincide with the school year, even short delays in certain elements can have massive flow-on effects.

REASONS FOR LATENESS

20. The report has been circulated late as evaluation could not be completed until November 12 2007 to allow thorough analysis before this report could be drafted. An extension had previously been granted to bidders to enable them to fully respond to Southwark Council requests for clarification. These primarily related to risk transfer and therefore it was clearly in the interests of the Council to grant an extension.

KEY POINT SUMMARY

- This procurement followed a *strategic* protocol
- This contract is for *works* and is a *new provision*
- EU Regulations were followed during the procurement of this contract

BACKGROUND PAPERS

Background Papers	Held At	Contact
Detailed evaluation report including scores	Major Projects Department	Jacqui Flynn – Jacqueline.flynn@southwark.gov.uk
SSF Risk Log	Major Projects Department	Jacqui Flynn – Jacqueline.flynn@southwark.gov.uk

AUDIT TRAIL

Lead Officer	Stephen McDonald, Strategic Director of Major Projects	
Report Author	Sara Browning, Project Director, Southwark Schools for the Future	
Version	Final	
Dated	November 16 2007	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Finance Director	Yes	Yes
Head of Procurement	Yes	Yes
Executive Member	Yes	No
Date final report sent to Constitutional Support Services	November 16 2007	