

Report from the Chief Executive
Supplementary Report to Agenda Item 9
Executive: 18 October 2010

Brent Civic Centre – Authority to award contract for Design & Build contractor

1.0 The purpose of this supplementary report is to give the identity of the recommended Tenderer for the construction of the Civic Centre. Recommendation 2.1 of the main report is therefore as follows: “That the Executive awards the design and build contract for the Civic Centre to Skanska Construction UK Limited.

2.0 Skanska Construction UK Ltd. (Skanska) whose registered office is in Rickmansworth is part of Skanska AB – the parent company which is based in Stockholm with worldwide sales in 2009 in excess of £13 billion. The company has one of the strongest balance sheets in the construction industry.

3.0 Skanska employ over 6000 staff and undertake over £1.5 billion of work in the UK each year. They have extensive experience of undertaking projects of a similar scale and technical complexity to the Civic Centre. Examples include:

- **Palestra London – £75 million (BREEAM Excellent)**
New build D&B project with novated consultants. Transport for London
- **50 Queen Anne’s Gate – £100 million (BREEAM Excellent)**
Ministry of Justice
- **UCLH – £61 million (BREEAM Excellent)**
Single Stage D&B project with Hopkins Architects. The project includes similar high quality concrete finishes and curtain walling to the civic centre.

4.0 Skanska have impeccable environmental credentials for delivering sustainable projects. The Sunday Times listed Skanska the Best Green Construction Company in 2010. In their tender they have demonstrated full commitment to Brent’s BREEAM Outstanding target. They see our requirements on sustainability very much aligned with their own vision.

5.0 Skanska have demonstrated an excellent understanding of Brent’s aspirations for the building, particularly with regard “delivering the project for the contract sum”; delivering “in full the Hopkins Architects Design without compromise” and the sustainability objectives. Their technical proposals were impressive and the most complete submitted. They showed an in-depth understanding of the most important elements of the construction.

6.0 An excellent construction team has been proposed under the control of a Project Director, a Gold award winner for Manager of the Year for the construction industry, with a breadth of experience of delivering high quality construction projects of similar scale and complexity. There are also similarly qualified specialists in all other key project posts. Skanska have provided a

thoughtful approach to appointing their supply chain including the use of local firms where possible.

7.0 Skanska has in-house capability across a wide range of construction activities, many of which will be utilised on the Civic Centre in key areas such as building services. This facilitates increased control and consequently greater cost certainty.

8.0 Skanska's response to the community interaction section was excellent, including a good local community plan with specific diversity and employment measures on site. There was also a good general approach to training.

9.0 The Quality Assurance section included a good, clear plan, which was project specific and responded well to all points raised by the tender response requirements. Their approach to Health and Safety fully met the tender requirements.

10.0 Skanska is committed to achieving practical completion of the building by December 2012.