

PROCUREMENT REPORT (AN EXTRACT)

SUDBURY PRIMARY SCHOOL PRE-CONSTRUCTION SERVICES

The procurement process commenced for Sudbury Primary School with the IESE (Improvement and Efficiency South East) Framework Managers issuing an invitation for an Expression of Interest (Eoi) on 11th November 2009 to the 10 contactors appointed on the Framework including:

- Kier
- Wates
- Warring
- Balfour Beatty
- Wilmott Dixon
- Mace Plus
- Mansell
- BAM
- Fitzpatrick
- Morgan Ashurst

The Expressions of Interest were returned to IESE, evaluated and moderated by Don Joyce IESE Framework Manager (see Appendix 1). The top three contractors (following elimination of one contractor for potential bias) were:

1. A – 93.3%
2. B – 88.9%
3. D – 87.8%

Invitations to the Mini-Competition were issued to these three contractors on 15th February 2010, returned 8th March 2010. The tenders were evaluated by the Design Team (Mace – Design and Project Management and Frankhams – Cost). The Contractors were awarded marks based on an agreed evaluation matrix.

Contractor interviews were carried out on 11th March 2010 and jointly evaluated by the Design Team, Sudbury Primary School and Brent Council, the final evaluation matrix as agreed by the evaluation team following completion of the interviews is detailed below:

	Element	Weighting	A	D	B
			Score out of 5		
Ability	Management Structure and Costs	0.12	4	3	3
	Logistical Approach and Preliminaries	0.08	4	3	3
	Procurement & Supply Chain Strategy	0.08	4	4	4
	Organisation, Communication Arrangements	0.08	4	3	3
	Design Development	0.08	3	3	3
	Programme & Programme Efficiencies	0.12	4	3	4
	Interview scores	0.16	4	2	3
	Total (Max 35)		27	21	23
Cost	Costs and Benchmarks	0.08	4	2	3
	Pricing Submission	0.20	4	2	3
	Total (Max10)		8	4	6
	Total score		35	25	29
	Total Weighted Score		3.92	2.64	3.20
	Weighted % of maximum available	100%	78.4	52.8	64.0

It is the recommendation of the evaluation panel that the contract for Pre-Construction Services be awarded to Morgan Ashurst for the following reasons:

Ability

MA demonstrated above the other two contractors a comprehensive project understanding and the added value they could bring the project ensuring cost and programme targets would be adhered to, this included:

- Early development of relationship and trust between the stakeholders
- Recognition of risk, how they can be managed and shared
- Understanding of design constraints and the management of the risk involved within the design development process
- Development of cost plan to inform design decisions
- Development of enhanced design solutions
- Reduction in unnecessary cost
- Full understanding of site logistics – buildability issues, protection measures around phasing, general management of H & S issues
- relevant project experience (Preston Manor High School, Wembley)

Cost

IESE have confirmed that OH&P, pre-construction costs and preliminaries submitted by all three contractors are in line with framework rates.

MA provided relevant benchmarking information indicating where the current Frankhams Cost Plan is positioned in relation to similar completed projects. On this basis the Design Team were confident that the benchmark rates between £1,230 - £1,850m² would offer potential savings on the current project cost plan of £1,800m².

In addition to the benchmark rates the understanding demonstrated by MA of the construction issues and risks inherent within this project leads us to the recommendation that Morgan Ashurst is the preferred contractor to take this project forward into detail design.