

## **Report to Assistant Director Property and Assets**

**October 2022**

### **Award of contract for the property project and programme Multi-Disciplinary Consultancy Contract**

**Report by Caroline Bridges, Cost Control and Capital Monitoring Manager**

**Electoral divisions: All**

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#### **Summary**

In May 2022 (Ref. [FP04 22-23](#)) a decision was taken to commence procurement of a Multi-Disciplinary Consultant to provide the project management, technical and cost management advice and expertise for capital projects. The procurement was to replace the current contract which expires in July 2023.

Following a competitive procurement exercise and in accordance with the Council's Standing Orders on Procurement and Contracts, the Assistant Director (Property & Assets) is asked to authorise the award and commencement of a contract for the provision of construction core professional services.

#### **Recommendations**

- (1) That the Assistant Director (Property & Assets) approves an award of contract for the provision of construction core professional services for the County Council to Faithful+Gould at an annual anticipated spend of £6.5M. The contract is to commence on 03 July 2023 for an initial period of five years, with an initial option to extend by three years, and a subsequent option to extend for a subsequent two years, for a maximum duration of ten years in total, subject to performance.

#### **Proposal**

##### **1 Background and context**

- 1.1 In May 2022 (Ref. [FP04 22-23](#)) a decision was taken to commence procurement of a Multi-Disciplinary Consultant to provide the project management, technical and cost management advice and expertise for capital projects. The procurement was to replace the current contract which expires in July 2023.
- 1.2 A competitive procurement was entered into for the supply of construction core professional services. These services include the provision of technical support and design across the full range of the service. The key elements of which include:
  - Project management as Project Lead

- Architect
- Cost consultant
- Structural engineer
- Building services engineer
- Principal Designer
- Contract Administration
- Building Surveyor
- Building Information Modelling (BIM) Information Manager
- Building Information Modelling Co-ordinator
- Development Advisor
- Construction Design and Management (CDM) Advisor Role
- Site Valuations
- Technical Advisor Role
- Clerk of Works

## **2 Proposal details**

- 2.1 A Contract Notice was published to the SE Shared Services e-Sourcing Portal on 29 July 2022. The opportunity was published to the 20 organisations listed on the Crown Commercial Services Construction Professional Services Framework Agreement Lot 1 – Built Environment. A total of 4 tender submissions were received.
- 2.2 Tenders were evaluated by an evaluation panel between 07 July and 22 August 2022 and moderation meetings were held on 23 August and 24 August 2022 to discuss and agree final scores. Commercial and Quality sections were evaluated by separate teams.
- 2.3 The contract is awarded based on the most economically advantageous tender using a combination of price (50%), Social Value (10%) and Quality (40%) requirements. The successful bidder has been assessed for financial stability, track record, health and safety, experience, and technical and professional ability.
- 2.4 The contract is to commence on 03 July 2023 with an initial end date of 02 July 2028. The contract contains an extension facility and, subject to performance, may be extended to a maximum duration of ten years.

## **3 Other options considered (and reasons for not proposing)**

- 3.1 An options analysis was completed before the procurement commenced which considered a number of alternatives. The aforementioned Key Decision taken in May 2022 discusses the other options considered. The use of a single-supplier

long-term contract emerged as the clear winner in terms of the most economically advantageous route to market.

#### **4 Consultation, engagement and advice**

4.1 The Director of Place Services, the Director of Finance and Support Services, the Director of Law and Assurance, the County Council's Commercial Panel and Procurement Board and the Cabinet Member for Property and Assets have been consulted.

#### **5 Finance**

5.1 The contract provides construction core professional and consultancy services. Commissions through this contract will support the client as required for capital schemes within the Capital Programme. The contract may also occasionally provide revenue-funded commissions. The annual contract spend is anticipated to be in the region of £6.5M per year and expenditure through the new arrangements is expected to be broadly similar to current levels. The cost of commissions through the contract will be met from approved budgets within the Capital Programme (a rolling four-year programme of approximately £210M of relevant work across four years) or applicable revenue budgets.

5.2 The effect of the proposal:

##### **(a) How the cost represents good value**

The procurement was undertaken via a competitive tender process under the Crown Commercial Service Construction Professional Services Framework. The successful bid had the highest overall score based on Technical, Social Value and Commercial sub criteria, providing the most economically advantageous tender response.

##### **(b) Future savings/efficiencies being delivered**

The best available value for money has been achieved by competitively tendering the requirement and completing a rigorous procurement process using the industry standard NEC4 contract as a foundation for the new contract. The new contract actively encourages innovation and future efficiencies.

##### **(c) Human Resources, IT and Assets Impact**

There are no Human Resources, IT or Assets Impact to this proposal.

#### **6 Risk implications and mitigations**

<b>Risk</b>	<b>Mitigating Action (in place or planned)</b>
The risk of not authorising the award of a contract for construction core professional services is that the County Council's capital projects will be delayed or prevented from being delivered and	It is planned to award this contract to Faithful+Gould which is a well-resourced and well-known company with many similar construction professional services contracts and multiple local authority clients.

Risk	Mitigating Action (in place or planned)
will incur costs as a result of delay. The County Council's statutory duty to provide school places may not be met.	

## 7 Policy alignment and compliance

- 7.1 The proposal supports the sustainable and prosperous economy priority in the West Sussex Plan. This procurement will contribute to ensuring, so far as is reasonably practicable, that in delivering construction and building maintenance projects the Authority takes such measures as appropriate to reduce the possibilities of accidents.
- 7.2 The proposal is legally compliant with the Public Contracts Regulations 2015, the principles of public procurement and with the Authority's Standing Orders on Procurement and Contracts.
- 7.3 The public sector equality duty will apply to the delivery of the services which fall within the framework contract, and the terms of the contract will ensure that they enable the County Council to fulfil its obligations through the delivery of the contract and is provided with sufficient assurance that the duty will be complied with.
- 7.4 The proposal supports the Authority's priorities in responding to challenges posed by climate change, including delivering decarbonisation schemes, designing energy efficient buildings, and delivering sustainability initiatives throughout the lifecycle of a project, topics which were addressed in the tender exercise.
- 7.5 The proposal does not carry any crime and disorder implications.
- 7.6 The proposal does not carry any public health implications.
- 7.7 Social value – The contract has been tendered with consideration as to how the supplier will provide added social value, which will be measured through a set of Key Performance Indicators, reflecting the County Council's duty under the Public Services (Social Value) Act 2012.

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### Appendices

None

### Background papers

None