



<b>Report for:</b>	Cabinet Procurement Committee 12 <sup>th</sup> January 2012	<b>Item number</b>	
--------------------	--	--------------------	--

<b>Title:</b>	Pan London Framework Agreement for Construction Related Consultant Services (CRCS): 10 lots of various construction professional disciplines.
---------------	---

<b>Report authorised by :</b>	Julie Parker Director – Corporate Resources <i>J. Parker 4/1/12.</i>
-------------------------------	--

<b>Lead Officer:</b>	David Mulford: 020 84891037 david.mulford@haringey.gov.uk
----------------------	--

<b>Ward(s) affected: All</b>	<b>Report for Key/Non Key Decision:</b> <i>Key</i>
------------------------------	---

**1. Describe the Issue Under Consideration**

The Pan London Construction Related Consultants services framework agreement, on behalf of the core team Councils of London Boroughs of Haringey, Enfield and Barnet are due to be awarded in February 2012.

There are 11 lots to the framework agreement which are detailed further in background information. However, one of these lots - Lot 7 CDM Co-ordinator needed to be awarded earlier to meet one of the Core Team Council's programmes of work.

At the Cabinet Procurement Committee on 17th November 2011 approval was given to delegate the award of Lot 7 CDM co-ordinators framework agreement within the Construction Related Consultants Services 2011 (CRCS 2011) to the Director of Corporate Resources. This was awarded on 28<sup>th</sup> December 2011. Based on the report dated 22<sup>nd</sup> December 2011.



This report is therefore for the award of Lots 1 to 6 and lots 8 to 11 as shown in paragraph 5.7.

There is no committed value to the framework agreement. Spend will be entirely dependent upon the value of projects commissioned from the appointed consultants by participating London Authorities.

## **2. Cabinet Member Introduction**

- 2.1 I concur with the recommendations within this report at paragraph 3 for the award of 10 lots for the Pan London Construction Related Consultants Services Framework Agreement. It is also noted that as agreed by delegation from Cabinet Procurement Committee that Lot 7 - CDM co-ordinators has since been awarded by the Director of Corporate Resources.
- 2.2 This is a further excellent example of how Haringey's central procurement team have managed effective consultation and collaborative working over an 18 month period; to establish a Pan London framework agreement from which all London Boroughs can benefit.

## **3. Recommendations**

- 3.1 That the award is made for the following lots as framework agreements for upto four years to those Consultants identified in
  - a. Paragraph 8.1 in Appendix A for Lot 1 Multi Disciplinary (Building Surveying led): Small Works £249,999 and below.
  - b. Paragraph 8.1 in Appendix B for Lot 2 Multi Disciplinary (Building Surveying led): £250,000 to £999,999.
  - c. Paragraph 8.1 in Appendix C for Lot 3 Multi Disciplinary (Building Surveying led): Over £1,000,000.
  - d. Paragraph 8.1 in Appendix D for Lot 4 Architect and Associated Supply Chain – Education Projects: Up to £2,999,999.
  - e. Paragraph 8.1 in Appendix E for Lot 5 Architect and Associated Supply Chain – Education Projects: Over £3,000,000.
  - f. Paragraph 8.1 in Appendix F for Lot 6 Project Management inclusive of Employers Agent and Partnering Advisors.
  - g. Paragraph 8.1 in Appendix H for Lot 8 Quantity Surveyors



including EU procurement.

- h. Paragraph 8.1 in Appendix J for Lot 9 BREEAM Assessors.
- i. Paragraph 8.1 in Appendix K for Lot 10 Clerk of Works.
- j. Paragraph 8.1 in Appendix L for Lot 11 Client Design Advisors.

these are within the Construction Related Consultants Services framework agreement 2011 (CRCS 2011).

#### **4. Other Options Considered**

- 4.1 The option of using other public sector arrangements for construction consultancy services was examined. Although there are other arrangements such as the Government Procurement Service they do not allow the level of independent disciplines to the design teams that the Core Team Councils have agreed.

#### **5. Background Information**

- 5.1 A report was presented to Cabinet Procurement Committee on 25<sup>th</sup> November 2010 regarding the strategy for the implementation of Pan London Construction Related Consultants Services 2011 frameworks (CRCS 2011). The progress of this is detailed below and this is the second report of two for the award of the various lots. (At the Cabinet Procurement Committee on 17<sup>th</sup> November 2011 approval was given to delegate the award of Lot 7 CDM co-ordinators framework agreement within the Construction Related Consultants Services 2011 (CRCS 2011) to the Director of Corporate Resources. This was awarded on 28<sup>th</sup> December 2011.
- 5.2 Since 15<sup>th</sup> September 2010 detailed discussions have taken place between a number of boroughs to examine specific opportunities to engage in collaborative working and Haringey have led this collaborative procurement with the London Boroughs of Enfield and Barnet (the Core Team Councils).
- 5.3 The progress of this procurement is detailed below and this report is the second report of two for the award of the various lots. The first report related to the agreement to award for delegated authority for Lot 7 CDM Co-ordinator which was presented to Procurement Committee on 17<sup>th</sup> November 2011.



**Haringey** Council

- 5.4 Framework agreements for a number of construction disciplines will be procured, which will be available to all London boroughs, ALMO's and Greater London Authority group members.
- 5.5 The Core Team Councils are working together as a virtual team on a collaborative basis and will each manage certain elements of the framework going forward and will agree certain central core duties which each will fulfil including the reporting and monitoring of Key Performance Indicators.
- 5.6 Additionally, a steering group led by Haringey's Head of Procurement (and Construction Lead for London) that comprises representatives from each of the five London sub-regions (North – Camden, East – Tower Hamlets/Barking & Dagenham, West - Westminster, South – Sutton, South East - Lewisham) plus the GLA, has been established to work with the Core Team Councils (Haringey, Enfield and Barnet) (CTC) to oversee and guide Construction Strategy and Category Management along with promoting and implementing solutions.
- 5.7 The consultancy framework agreement opportunity was advertised in the Official Journal of the European Union (OJEU) in January 2011, for a period of four years.

The consultancy framework agreement Lots are:-

**Design**

- Lot 1 Multi Disciplinary (Building Surveying led): Small Works £249,999 and below.
- Lot 2 Multi Disciplinary (Building Surveying led): £250,000 to £999,999
- Lot 3 Multi Disciplinary (Building Surveying led): Over £1,000,000
- Lot 4 Architect and Associated Supply Chain – Education Projects: Up to £2,999,999
- Lot 5 Architect and Associated Supply Chain – Education Projects: Over £3,000,000

**Independent Services**

- Lot 6 Project Management inclusive of Employers Agent and Partnering Advisors.
- Lot 7 CDM Co-ordinators
- Lot 8 Quantity Surveyors
- Lot 9 BREEAM Assessors
- Lot 10 Clerk of Works



Lot 11 Client Design Advisors

- 5.8 Pre-qualification questionnaire (PQQ) responses were received on 21 March 2011 and evaluated. Bidder organisations being notified of the results during the period of 26 August 2011 to 21 September 2011.
- 5.9 Those organisations who were successful at PQQ stage and (subject to sufficient numbers) ranked in the top 12 for each lot, were short listed for tendering and an invitation to tender was sent to these organisations on 21 October 2011 with a tender return date of 1st December 2011.
- 5.10 The tender evaluation for Lot 1 Multi Disciplinary (Building Surveying led): Small Works £249,999 and below was carried out by a Price 70% Quality 30%. Further details of the tender evaluation are contained in Appendix A.
- 5.11 The tender evaluation for lots 2-11 was carried out by a Price 50% Quality 50%. Further details of the tender evaluation are contained in the appendices B – L.
- 5.12 Those organisations that were successful at PQQ stage for more than one lot were invited to submit tenders and were required to submit individual separate tenders for each lot.
- 5.13 The award for this Pan London framework will be made by Haringey being the lead Authority. The other Councils will then provide briefing papers to their own relevant committees informing them of the decision made.
- 5.14 Although this Framework Agreement has been advertised for a term of four years there is no obligation to use the Framework agreement.
- 5.15 As part of this process CPG by being innovative and to enable consistency of briefing to the Consultants across all the lots, a video was made with BIP solutions (who host the delta e sourcing portal). The video gave further awareness to the tenderers regarding background information to the tender documents. Webinars were also held instead of mid tender reviews which achieved savings in officer time and in sustainability by travel. The Question and Answers from these webinars were then available to issue soon after the webinar.
- 5.16 **Benefits**

The benefits associated with this type of arrangement are

- a Created by London Authorities for London Authorities.
- b Multi disciplinary lots (3 bandings).



- c Specialist Education Architects (2 bandings).
- d Independent services including Cost Consultants, Project Management, CDM Co-ordinators (Health & Safety) BREEAM Assessors and Client Design Advisors
- e Centralised monitoring of the framework agreement within Haringey and the Core Team Councils, core groups to monitor the framework overall and regular performance reviews.
- f Templates available for commissioning appointment
- g Standardisation templates for change control, life cycle costings to be developed.
- h Key Performance Indicators.
- i Different forms of contract can be used.
- j New user assistance.
- k Standard approaches (as part of development groups).
- l Key objectives defined within the tender documents
- m Collaborative working.
- n Work across a variety of sectors.
- o Projects of varied types can be procured through the framework.

5.17 This report therefore requests the awards to the Consultants as named in the relevant Appendices for lots 1-6 and 8-11.

5.18 Appendix G also shows the names of the Consultants who were awarded lot 7 by delegation to the Director of Corporate Resources.

## **6 Comments of the Chief Financial Officer and Financial Implications**

6.1 The Chief Financial Officer confirms that award of contract does not commit the Haringey or any of the participating local authorities to any minimum level of work over the proposed 4 year period.

6.2 As set out in paragraph 10.2, a schedule of fees has been received as part of the tenders generated to allow direct call off where applicable. Mini competitions may also be held between those successful from each of the various lots (within the framework) for each project which should challenge prices throughout the period of the contract.

6.3 As set out in 5.16, there should be a number of additional benefits from this Pan London procurement approach such as central monitoring and performance management; performance indicators; standardised templates etc. which should all support the achievement of value for money. A levy will be added to each contract which will be refunded to Haringey, as Lead borough, to cover the costs associated with this activity.

## **7 Head of Legal Services and Legal Implications**



- 7.1 The EU Directive on public procurement (the Consolidated Directive), as implemented in the UK by the Public Contracts Regulations 2006 ("Regulations"), allows local authorities to enter into framework agreements with contractors, and to select contractors in respect of specific projects from amongst those contractors with which it has concluded framework agreements.
- 7.2 The framework agreement to which this report relates has been tendered in the EU in accordance with the Regulations, using the restricted procedure, a tendering procedure whereby expressions of interest are invited by advertisement in the Official Journal of the EU, with a selection of the contractors who have expressed an interest being invited to submit tenders.
- 7.3 The award of this framework agreement is a key decision and the client has confirmed that it has been included in the Forward Plan, pursuant to CSO 3.01 d.
- 7.4 This report is recommending award of Lots 1-6 and 8-11 of the framework agreement to consultants who have been selected based on the most economically advantageous tenders submitted, in accordance with Regulation 30 of the Regulations.
- 7.5 As the total estimated value of the contracts to be awarded under the framework agreement is likely to be in excess of £250,000, the proposed award must be approved by Members pursuant to CSO 9.07.1(d).
- 7.6 The Head of Legal Services sees no legal reasons preventing Members from approving the recommendations in paragraph 3 of this report.
- 8 Equalities and Community Cohesion Comments**
  - 8.1 Equalities are considered as part of the Pre-qualification Questionnaire which applicants had to respond to enable them to be on the short list for each lot of this tender.
  - 8.2 Equalities will also be considered as part of a construction project as it is designed.
- 9 Head of Procurement Comments**
  - 9.1 The framework agreement is being established for possible use by all London Authorities and relates to Professional Consultancy Services (Construction).



## **Haringey** Council

9.2 The framework has been advertised in Official Journal of the European Union (OJEU) and all lots are due to be awarded and made available for use from March 2012.

9.3 Haringey Council's existing consultancy framework expires in March 2012 and this new Pan London framework will provide the crucial ongoing professional services the Council needs.

## **10 Policy Implications**

10.1 The need to procure long term frameworks up to a maximum of four years is identified as part of the category management process for Construction, FM and Public Realm.

### **10.2 Value for Money**

10.2.1 The framework is being tendered in the open market, so a schedule of fees has been received as part of the tenders generated to allow direct call off where applicable. Mini competitions may be held between those successful for each of the various lots (within the framework) for each project.

10.2.2 The framework will be monitored through the four years of the framework.

### **10.3 Property Assets**

10.3.1 The Consultants appointed to this framework will be carrying out construction related professional services to enable construction projects to be delivered from Inception to Completion.

### **10.4 Risk Management.**

10.4.1 A risk register will be compiled for the construction projects as part of all major projects project management.

10.4.2 CDM Co-ordinators will be expected to challenge the design on health and safety matters by risk assessments and feed into the overall risk register for the project.

### **10.5 Staff/Workforce**

10.5.1 This framework although Pan London will be managed jointly with the Core Team Councils of Haringey, Enfield and Barnet.





**Haringey** Council

**11 Use of Appendices**

11.1 As attached A-N.

**12 Local Government (Access to Information) Act 1985**

12.1 Report to Cabinet Procurement Committee on 25<sup>th</sup> November 2010 regarding the strategy for the implementation of Pan London Construction Related Consultants Services 2011 frameworks (CRCS 2011).

12.2 Report to Cabinet Procurement Committee on 17<sup>th</sup> November 2011 regarding the Delegation of award for Lot 7 CDM Co-ordinator of the Construction Related Consultants Services Framework Agreement.

12.3 Report to the Director of Corporate Resources dated 22<sup>nd</sup> December 2011 regarding the award for Lot 7 CDM Co-ordinator of the Construction Related Consultants Services Framework Agreement (signed on 28<sup>th</sup> December 2011).



**Haringey** Council

This page is intentionally blank.