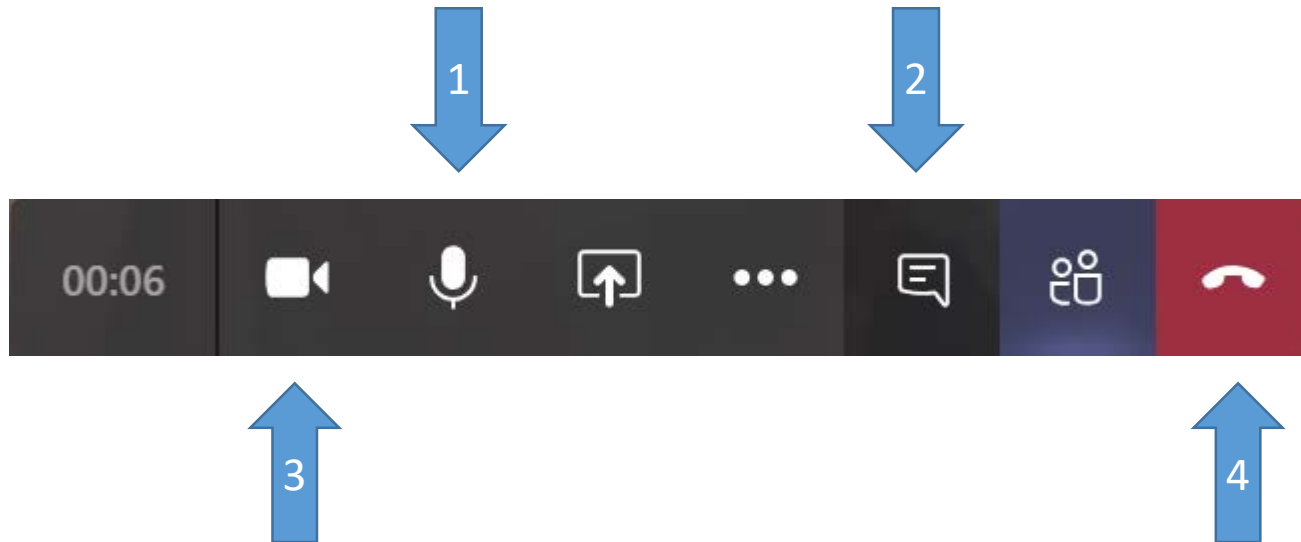
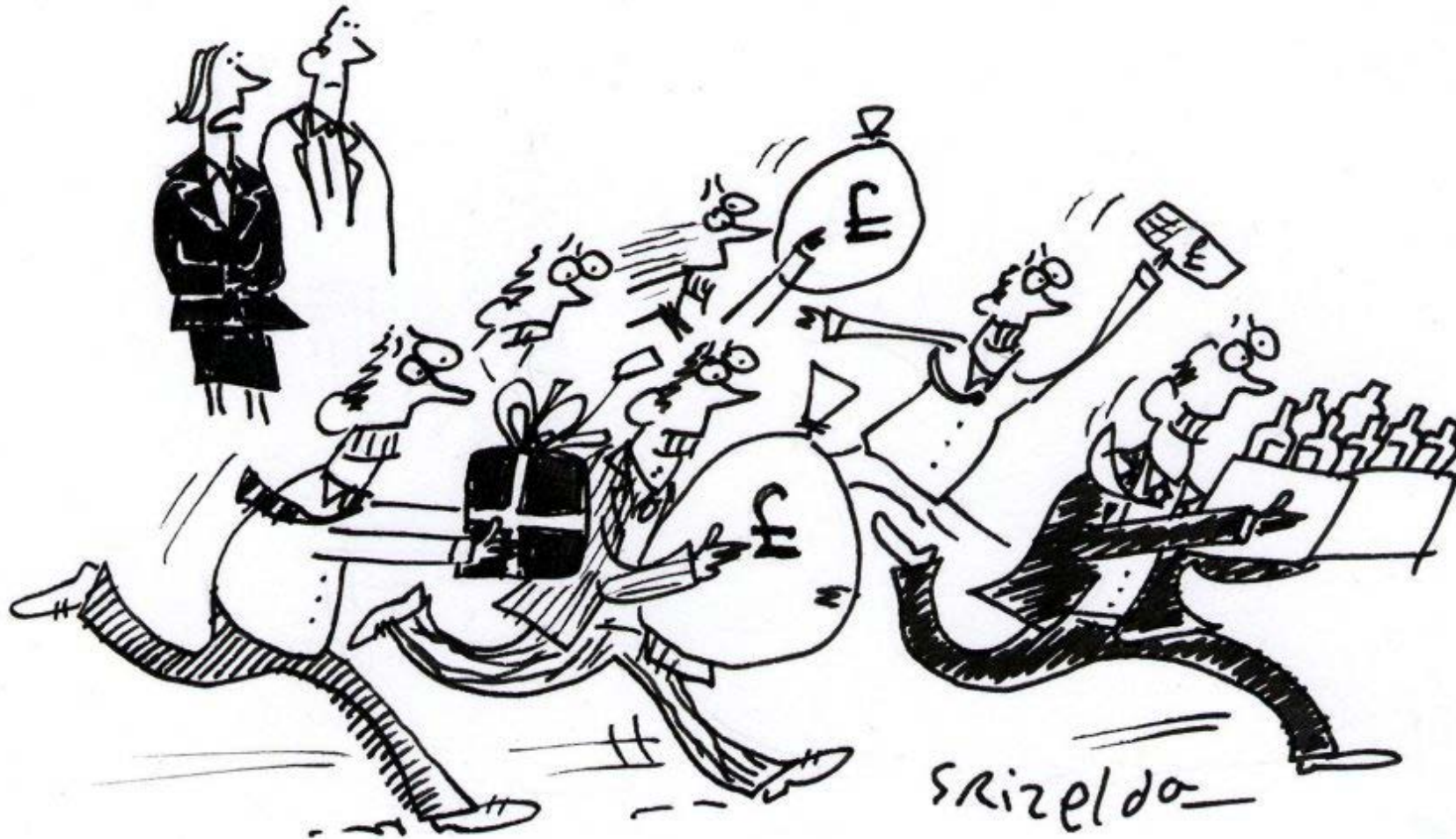


MS TEAMS HOUSEKEEPING

ACBA4004 Contract & legal_GRP

- 1 – Mute your Microphone
- 2 – Use Chat to Ask Questions
- 3 – If you have a poor connection switch off Camera
- 4 – When the lecture ends please hang up





'IT'S THE COMPETITIVE TENDERING PROCESS'

<https://www.picswe.com/pics/complex-process-cartoon-1c.html>



Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

Introduction

- Theory
- Process
- Worked Examples – pros and cons
- Discussion
- Recap



About Me:

- **Subject Experience in Procurement, Tendering and Contracts.**
- Chartered Architect with over 20 years of experience, working within the public and private sector.
- Since April 2019, a Lecturer in Construction @ uwtsd teaching on both the Built and Architecture portfolios.
- Prior to working at uwtsd was Operational Manager for the multidiscipline 'in house' design and construction management for Cardiff Council. 45 staff consisted of, Architects, Architectural Technologists / Technicians, Structural engineers, Mechanical & Electrical Engineers, Construction Project Managers, Quantity Surveyors, Principal Designer (CDM), Clerk of Works and Business Support Team.
- Former Chair of CLAW Design Group and client board member SEWSCAP Procurement Framework.
- Chair of Design Circle & RSAW Council Member.

Background Reading



RIBA
Plan of Work
2020

<https://www.architecture.com/knowledge-and-resources/resources-landing-page/riba-plan-of-work#available-resources>



Database
Search

> Institute of Science and Art

16

IHS

Online access >



► The Construction Information Service - CIS

The most comprehensive source of technical standards legislation and technical guidance for construction industry professionals.

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Background Reading cont.

 CIS



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Which Contract



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Results for Which Contract

1-25 of 6951 documents





CIS (6951)

Relevance



Which contract? Choosing the appropriate building contract

RIBA Publishing, 2019



Domestic sub-contracts DOM/1

DOM/1 2018 edition sub-contract conditions

Construction Industry Publications Ltd, 2019



Domestic sub-contracts DOM/1

DOM/1 2018 edition: Sub-contract articles

Construction Industry Publications Ltd, 2019



RIBA Building Contracts Concise

Concise building contract 2018

RIBA Publishing, 2018



RIBA Building Contracts Domestic

Domestic Building Contract 2018

RIBA Publishing, 2018

Which contract? Choosing the appropriate building contract

RIBA Publishing, 2019

Jump to:

Document History

Technical Resources



Which Contract?

Choosing the appropriate building contract

RIBA Publishing

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Document Status

Current

Supplement

Core Supplement

Abstract

Comparative analysis of the standard forms of building contract available in the UK, providing architects and other construction professionals with guidance on how to identify the most appropriate procurement strategy and contract for any given set of circumstances.

Author

Stellakis, M. and Lupton, S.

ABCA 4004

Soft Skills, Contract and Legal Responsibilities within the Built Environment: Level 4



Prifysgol Cymru
Y Ddrindod Gŵel Sant
University of Wales
Prifysgol Cymru

Theory of Tendering

Why Tender?

Supply of Goods and Services

A request for tender (RFT) or Invitation to Tender (ITT) is a formal and structured invitation to suppliers to submit competitive bids to supply raw materials, products, or service. It is an open process, where laws were created to govern the process to ensure a fair competition.

Who are the main protagonists?

What are their main concerns?

Clients

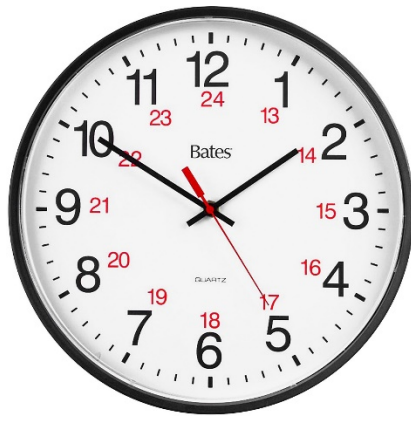


Consultants



Contractors





TIME



COST



QUALITY

Each with a different perspective to Time, Cost and Quality

Theory of Tendering

How do the weighting of these concerns impact on the choice of procurement?



What is in Scope?

Theory of Tendering

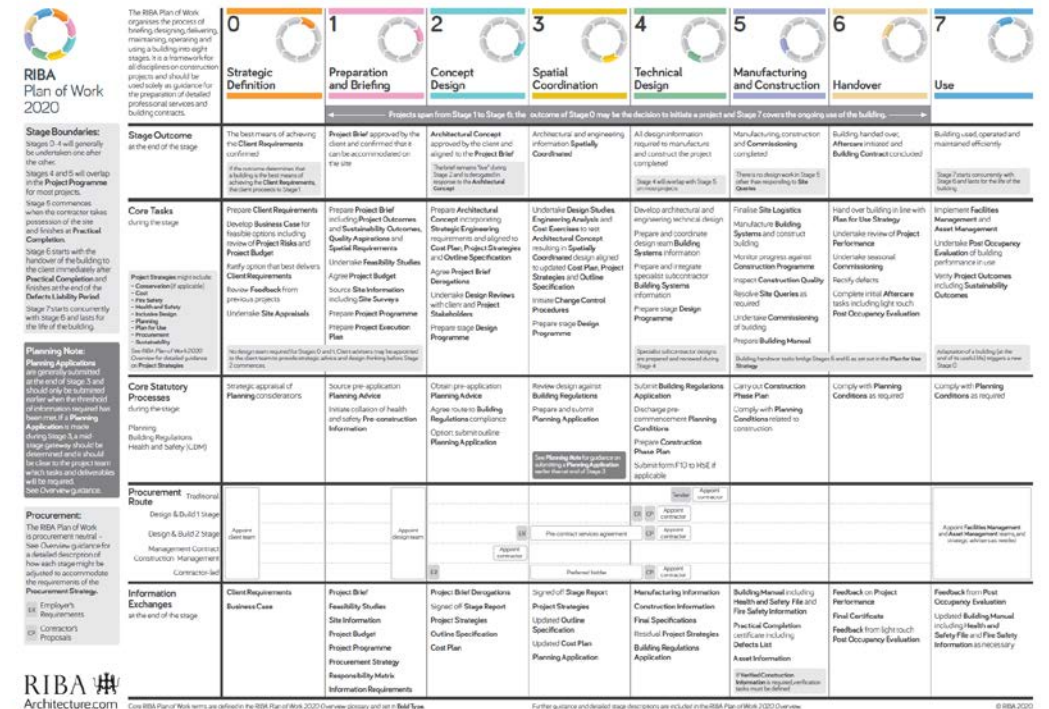
Defining the Scope.

- RIBA Stages of work.
- How scope is clarified at the different stages.
- What Procurement options are available.
- What the relationship is of the protagonists in each case
- Various Contract types but I will focus of Three main procurement routes

Traditional

Single Stage D&B

Two Stage D&B

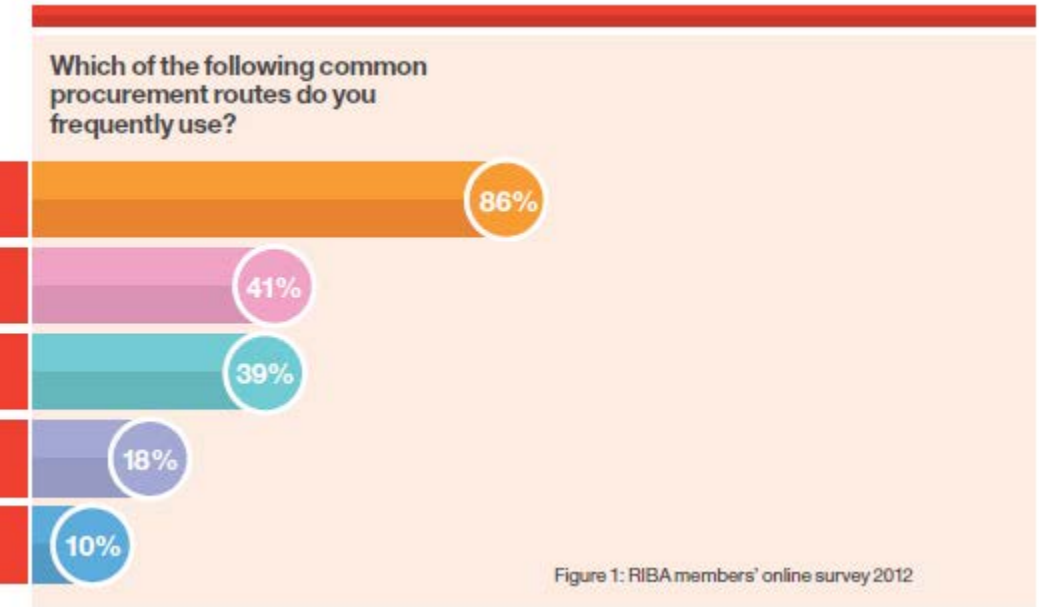


RIBA Architecture.com

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For the guidance and related stage descriptions are included in the RIBA Plan of Work 2020 Overview.

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Soft Skills, Contract and Legal Responsibilities within the Built Environment : Level 4

Influencing Factors for Clients

How we apportion Risk can impact on the choice of procurement

Traditional – Fully designed – Reduced Risks

D&B – Partially Designed - Residual Risk Passed to the contractor

Two Stage D&B – No Design – Contractor's Risk

Types of Risk to consider:

- Technical
- Logistical
- Environmental
- Managerial
- Financial
- Socio- Political





RIBA Plan of Work 2020

Stage Boundaries:

Stages 0-4 will generally be undertaken one after the other.

Stages 4 and 5 will overlap in the **Project Programme** for most projects.

Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.

Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.

Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:

Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required. See Overview guidance.

Procurement:

The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.

- ER Employer's Requirements
- CP Contractor's Proposals

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

	0	1	2	3	4	5	6	7
	Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use
	Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
Stage Outcome at the end of the stage	The best means of achieving the Client Requirements confirmed If the outcome determines that a building is the best means of achieving the Client Requirements , the client proceeds to Stage 1	Project Brief approved by the client and confirmed that it can be accommodated on the site The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept	Architectural Concept approved by the client and aligned to the Project Brief The brief remains "live" during Stage 2 and is derogated in response to the Architectural Concept	Architectural and engineering information Spatially Coordinated	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and Commissioning completed There is no design work in Stage 5 other than responding to Site Queries	Building handed over, Aftercare initiated and Building Contract concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage	Prepare Client Requirements Develop Business Case for feasible options including review of Project Risks and Project Budget Ratify option that best delivers Client Requirements Review Feedback from previous projects Undertake Site Appraisals Project Strategies might include: - Conservation (if applicable) - Cost - Fire Safety - Health and Safety - Inclusive Design - Planning - Plan for Use - Procurement - Sustainability See RIBA Plan of Work 2020 Overview for detailed guidance on Project Strategies	Prepare Project Brief including Project Outcomes and Sustainability Outcomes , Quality Aspirations and Spatial Requirements Undertake Feasibility Studies Agree Project Budget Source Site Information including Site Surveys Prepare Project Programme Prepare Project Execution Plan No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare Architectural Concept incorporating Strategic Engineering requirements and aligned to Cost Plan , Project Strategies and Outline Specification Agree Project Brief Derogations Undertake Design Reviews with client and Project Stakeholders Prepare Project Design Programme	Undertake Design Studies , Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan , Project Strategies and Outline Specification Initiate Change Control Procedures Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Develop architectural and engineering technical design Prepare and coordinate design team Building Systems information Prepare and integrate specialist subcontractor Building Systems information Prepare stage Design Programme Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise Site Logistics Manufacture Building Systems and construct building Monitor progress against Construction Programme Inspect Construction Quality Resolve Site Queries as required Undertake Commissioning of building Prepare Building Manual Building handover tasks bridge Stages 5 and 6 as set out in the Plan for Use Strategy	Hand over building in line with Plan for Use Strategy Undertake review of Project Performance Undertake seasonal Commissioning Rectify defects Complete initial Aftercare tasks including light touch Post Occupancy Evaluation Adaptation of a building (at the end of its useful life) triggers a new Stage 0	Implement Facilities Management and Asset Management Undertake Post Occupancy Evaluation of building performance in use Verify Project Outcomes including Sustainability Outcomes
Core Statutory Processes during the stage:	Strategic appraisal of Planning considerations Planning Building Regulations Health and Safety (CDM)	Source pre-application Planning Advice Initiate collation of health and safety Pre-construction Information	Obtain pre-application Planning Advice Agree route to Building Regulations compliance Option: submit outline Planning Application See Planning Note for guidance on submitting a Planning Application earlier than at end of Stage 3	Review design against Building Regulations Prepare and submit Planning Application	Submit Building Regulations Application Discharge pre-commencement Planning Conditions Prepare Construction Phase Plan Submit form F10 to HSE if applicable	Carry out Construction Phase Plan Comply with Planning Conditions related to construction	Comply with Planning Conditions as required	Comply with Planning Conditions as required
Procurement Route	Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team	Appoint design team	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor	ER CP Appoint contractor
Information Exchanges at the end of the stage	Client Requirements Business Case	Project Brief Feasibility Studies Site Information Project Budget Project Programme Procurement Strategy Responsibility Matrix Information Requirements	Project Brief Derogations Signed off Stage Report Project Strategies Outline Specification Cost Plan	Signed off Stage Report Project Strategies Updated Outline Specification Updated Cost Plan Planning Application	Manufacturing Information Construction Information Final Specifications Residual Project Strategies Building Regulations Application	Building Manual including Health and Safety File and Fire Safety Information Practical Completion certificate including Defects List Asset Information If Verified Construction Information is required, verification tasks must be defined	Feedback on Project Performance Final Certificate Feedback from light touch Post Occupancy Evaluation	Feedback from Post Occupancy Evaluation Updated Building Manual including Health and Safety File and Fire Safety Information as necessary

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in **Bold Type**.

Further guidance and detailed stage descriptions are included in the RIBA Plan of Work 2020 Overview.

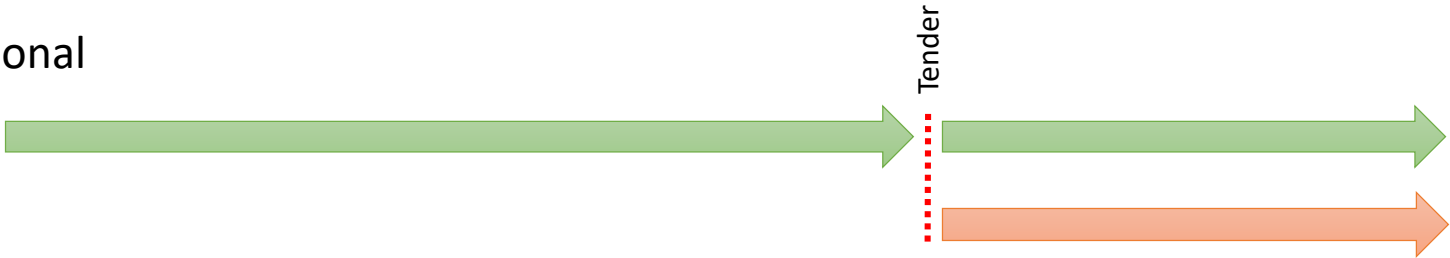
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RIBA Plan of Work 2020

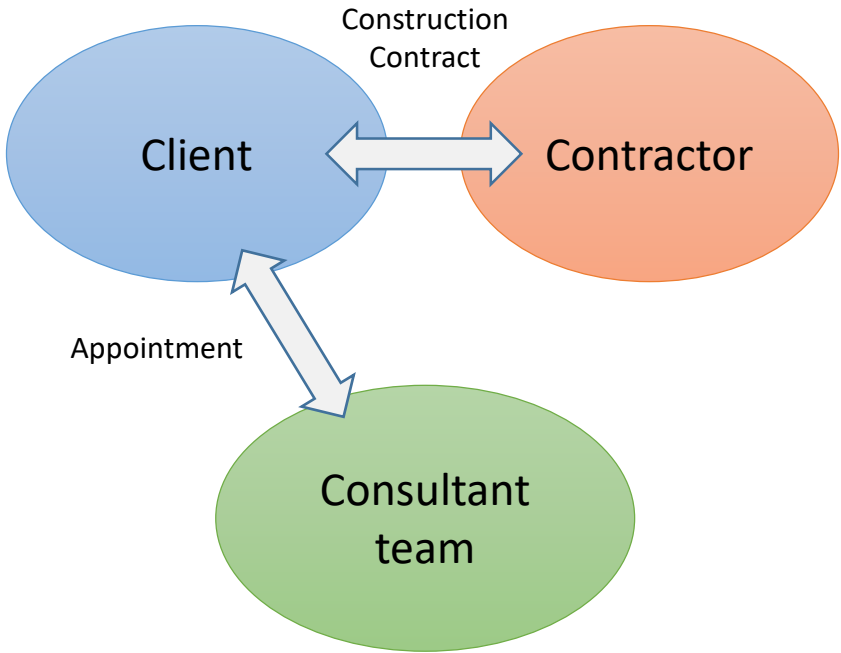
Theory of Tendering

Traditional



RIBA
Plan of Work
2020

0	1	2	3	4	5	6	7
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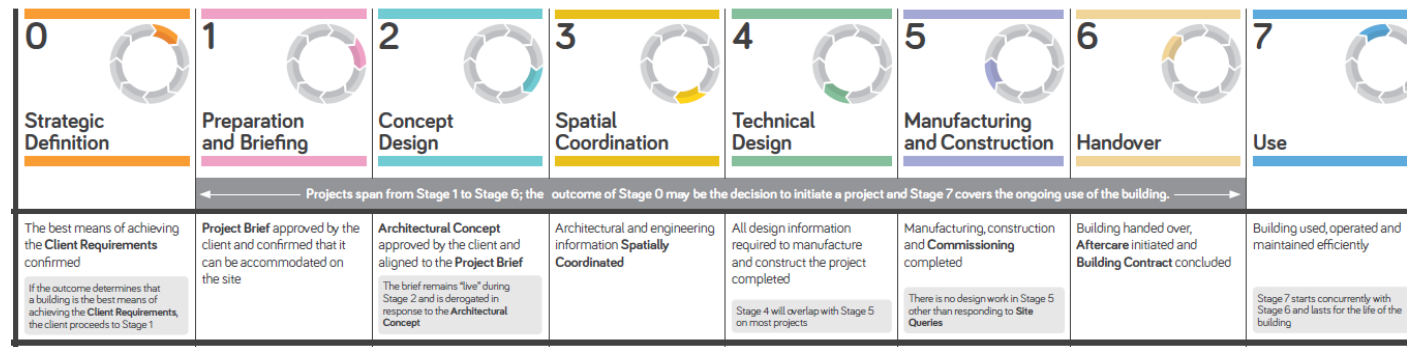
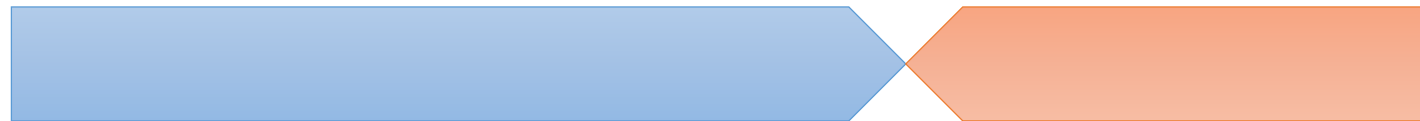
Theory of Tendering

Traditional

Risks Avoided or Designed out

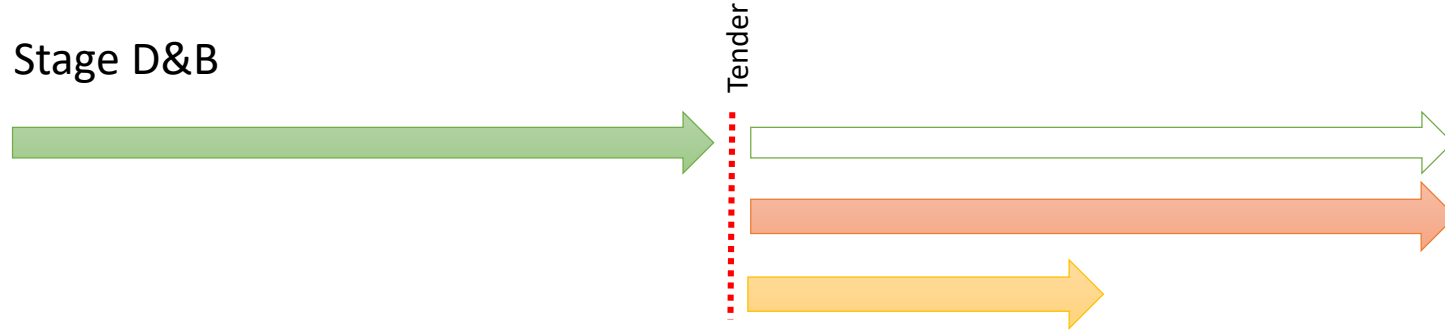
Residual risk is fair and balanced between the parties.

Where there are additional risks apportioned to the contractor on site
– these are reflected in the Tender sum

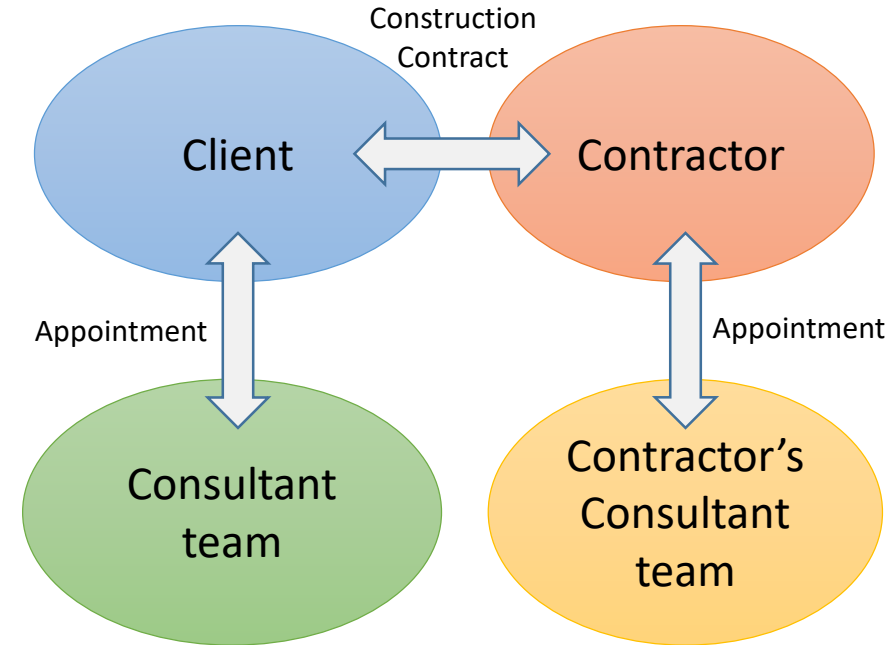


Theory of Tendering

Single Stage D&B



0	1	2	3	4	5	6	7
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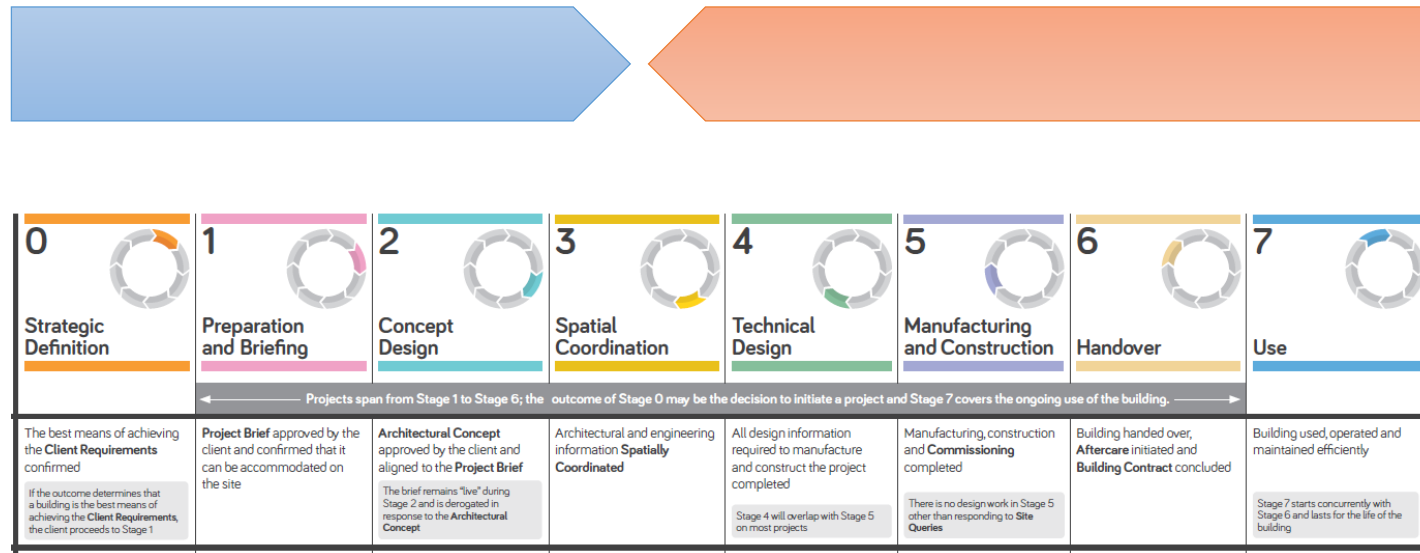


Theory of Tendering

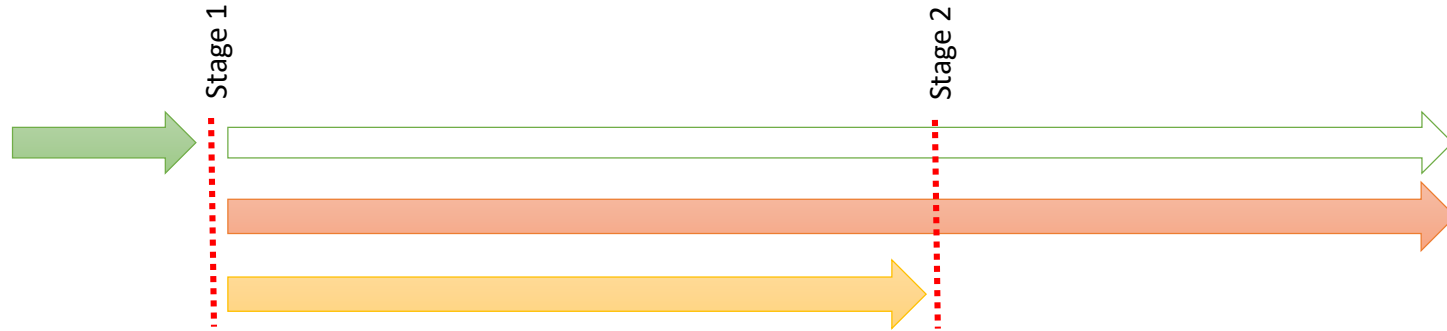
Single Stage D&B

Some risks avoided / partially designed out. All Residual Risks are transferred to the contractor with single point responsibility.

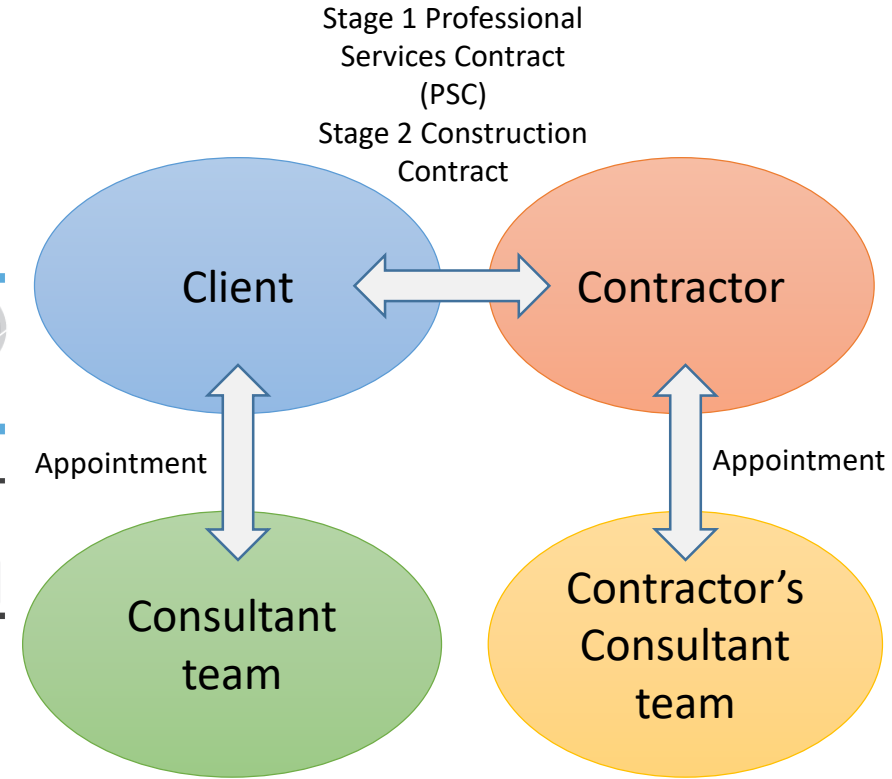
The 'Price' of the risk will be reflected in the Tender sum



Theory of Tendering Two Stage (Contractor Designed)



0	1	2	3	4	5	6	7
Strategic Definition	Preparation and Briefing	Concept Design	Spatial Coordination	Technical Design	Manufacturing and Construction	Handover	Use
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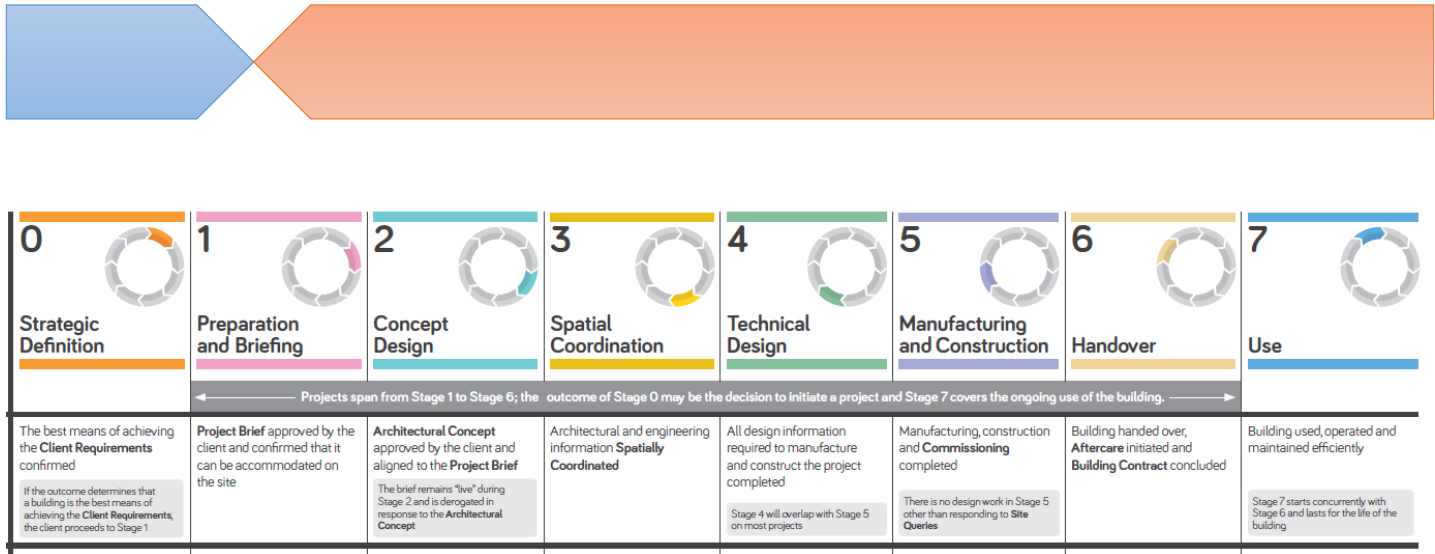


Stage 1 Professional Services Contract (PSC)
Stage 2 Construction Contract

Theory of Tendering

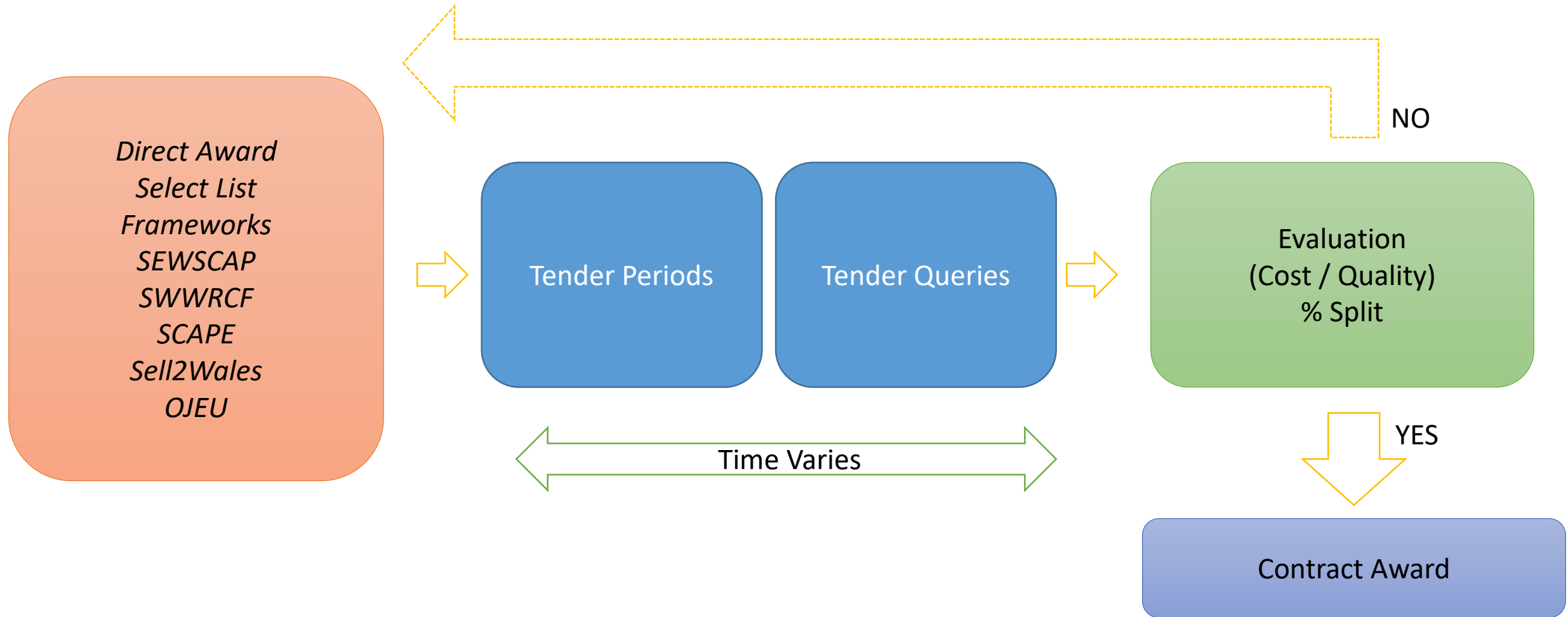
Two Stage (Contractor Designed)

Contractor has single point responsibility for managing the risk. This is reflected in the Tender Sum at Stage 1 and Agreed Sum at Stage 2.



Theory of Tendering

Tender Period and Evaluation.



Theory of Tendering

All very well but how does this actually work in practice?



Theory of Tendering

Norwegian Church

Contract Type: JCT Standard

Construction Value: £350K

Programme: 6 months

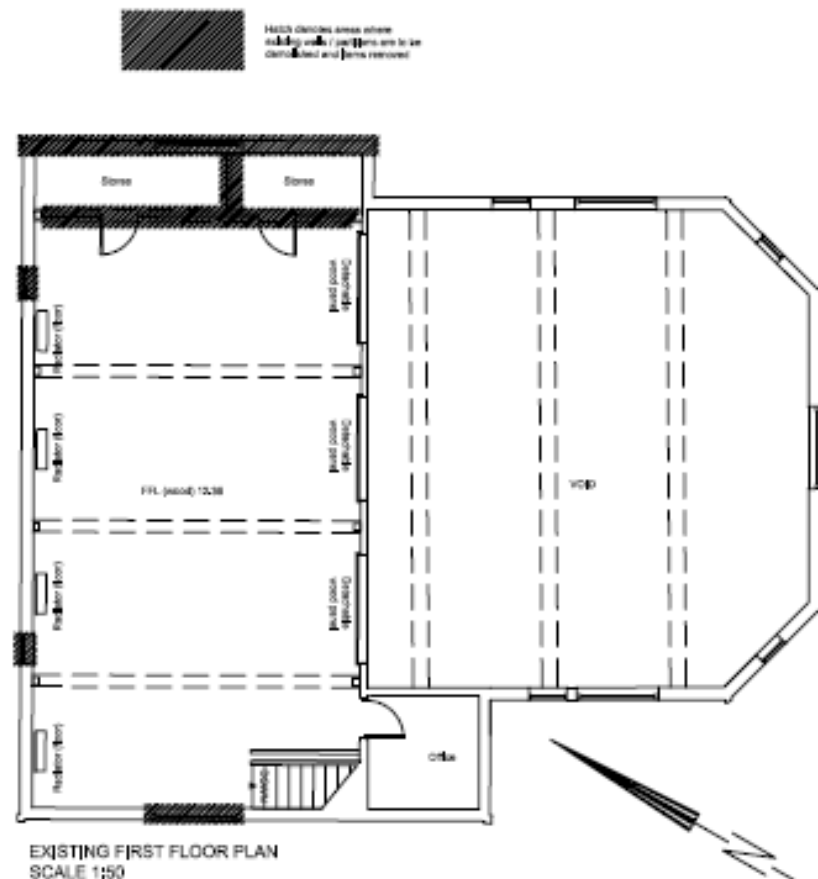
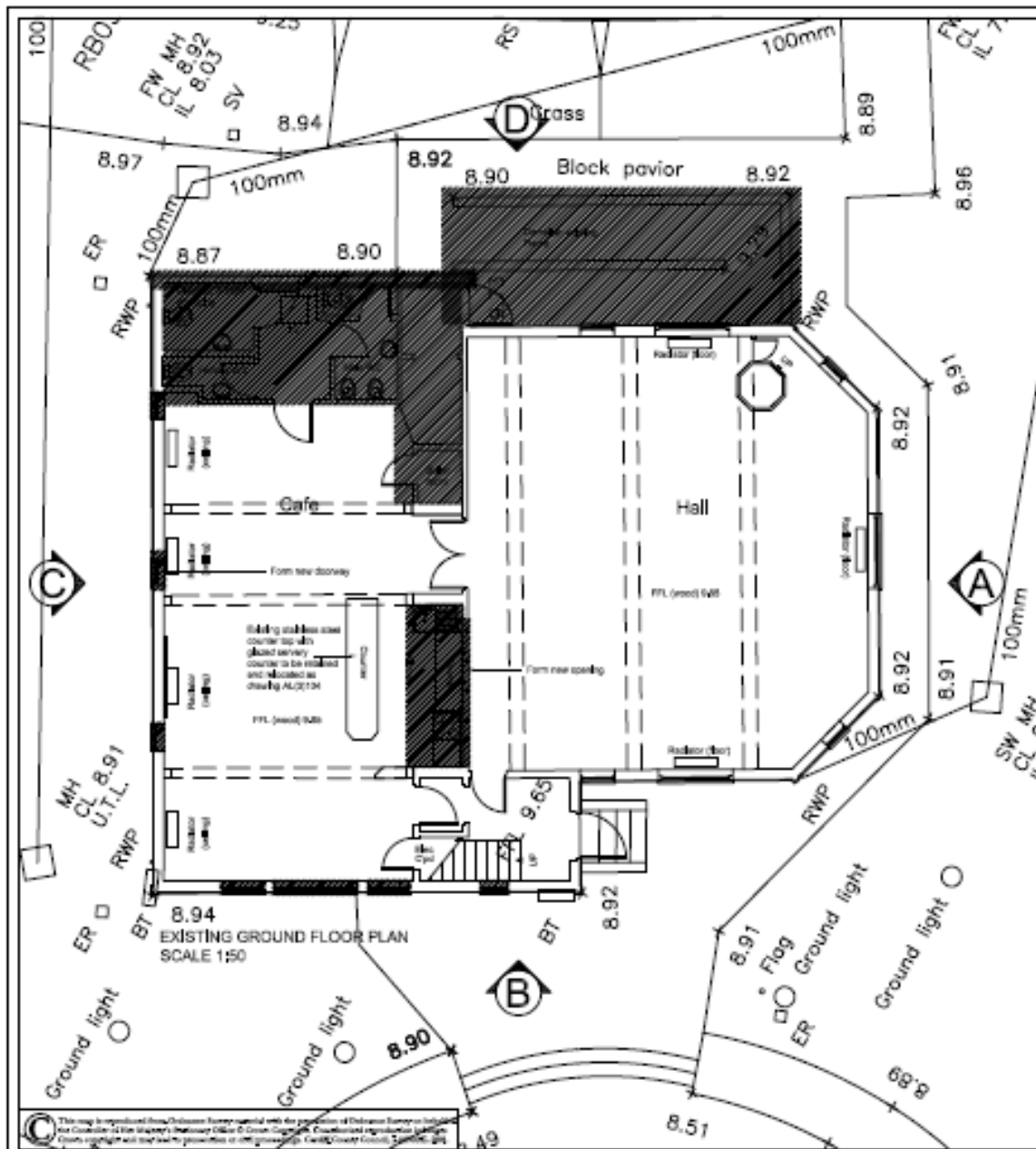
Budget and Contingency (grant funding)
75% Capital Funding.

Tender Documentation.

Invitation to Tender (ITT)
Contract Particulars / Prelims
Evaluation Criteria

Full technical drawings
Detailed Specification





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**TENDER
ISSUE**



CYNGOR SIR DENAS A SIR CAERDDYDD
The County Council of the City & County of Cardiff
David Young
Director of Planning and Development
Cardiff City Council
Cardiff, Wales
Tel: 0300 361 3300
www.cardiff.gov.uk

Neuegras Church Area Centre
Extension and Improvement
Existing Floor Plans
Areas to be Demolished/Removed.

ABCA 4004

Soft Skills, Contract and Legal Responsibilities
within the Built Environment: Level 4



[illegible]

For sanitary schedule refer to drawing AC371021

standards (link: [r all standards to be done](#))

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

Proposed Ground Floor Plan



Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales

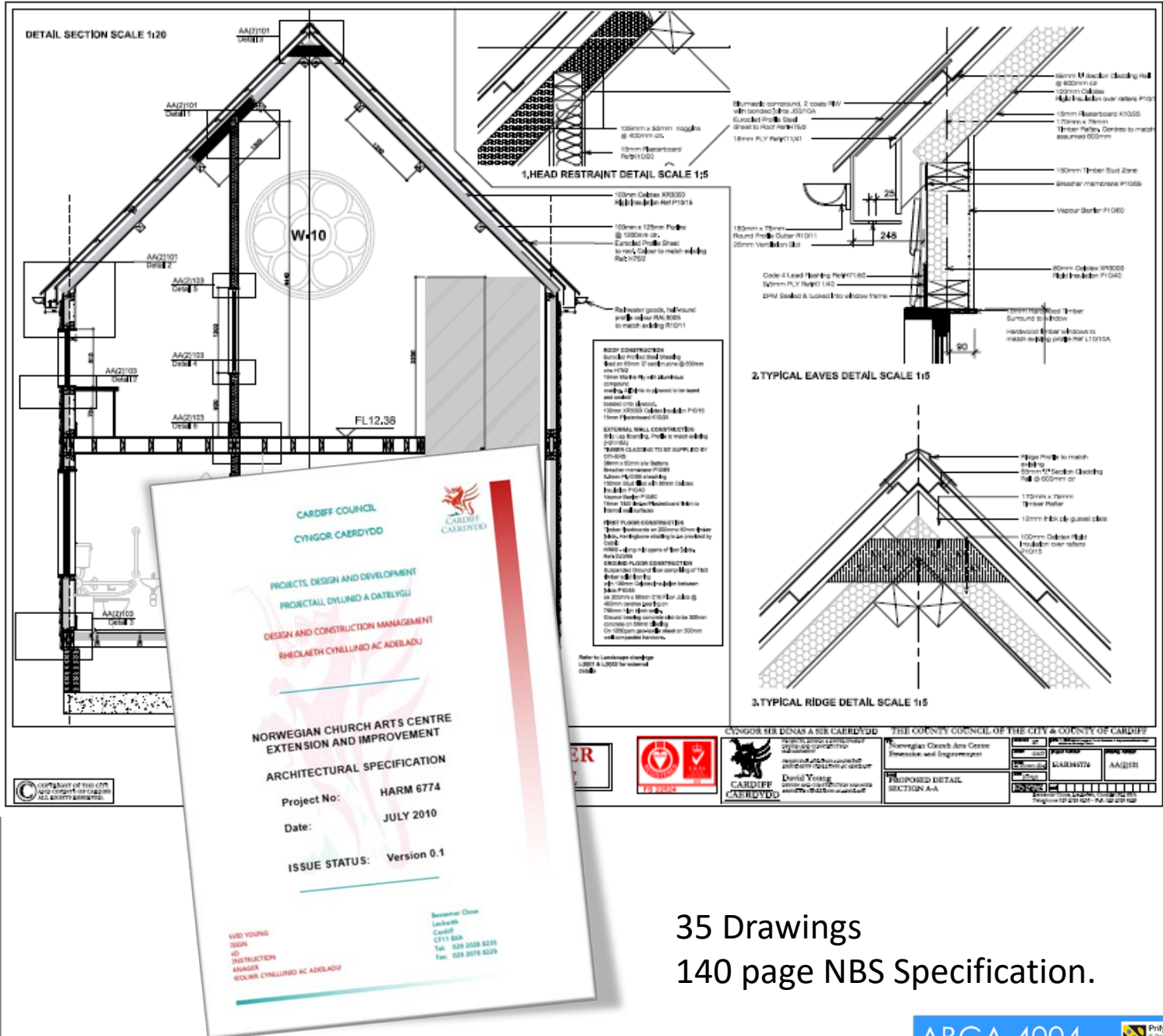
Soft Skills, Contract and Legal Responsibilities within the Built Environment : Level 4

PROJECT NO : HARM 5 – TENDER DRAWING LIST

PAGE 1

PROJECT TITLE : NORWEGIAN CHURCH ARTS CENTRE EXTENSION AND IMPROVEMENTS

ISSUED BY : Gavin Traylor		ISSUE DATE		20.07.10	27.07.10	27.07.10	07.09.10	23.09.10	05.11.10	17.11.10						
Ref	Title	Revision Letter (Tick if no revision ✓)														
LOCATION DRAWINGS																
AL(0)101	Site Location Plan	/	/	/	/	/	/									
AL(0)102	Site Survey Information	/	/	/	/	/	/									
AL(0)103	Existing Plans	/	/	/	/	/	/									
AL(0)104	Existing Elevations 1 of 2	/	/	/	/	/	/									
AL(0)105	Existing Elevations 2 of 2	/	/	/	/	/	/									
AL(0)106	Proposed Ground Floor GA	/	/	/	/	/	/	A								
AL(0)107	Proposed First Floor GA	/	/	/	/	/	/									
AL(0)108	Proposed Elevations A& B	/	/	/	/	/	/									
AL(0)109	Proposed Elevations C& D	/	/	/	/	/	/									
AL(0)110	Proposed Fire Strategy	/	/	/	/	/	/									
AL(0)111	Site Constraints Drawing	/	/	/	/	/	/									
AL(0)112	Site Sign Board	/	/	/	/	/	/									
ASSEMBLY DRAWINGS																
AA(2)101	Proposed Detail SectionAA@1:20	/	/	/	/	/	/									
AA(2)102	Proposed Detail Sections BB, CC & DD	/	/	/	/	/	/									
AA(2)103	Typical Details	/	/	/	/	/	/									
COMPONENT DRAWINGS																
AC(3)101	External Canopy Detail	/	/	/	/	/	/									
AC(3)102	Window Schedule	/	/	/	/	/	/	A								
AC(3)103	1 st Floor Gallery Balustrade & folding screen Details	/	/	/	/	/	/									
AC(3)104	Servary Details	/	/	/	/	/	/		A							
AC(4)101	Drainage Details	/	/	/	/	/	/	A								
AC(7)101	Dis WC Details	/	/	/	/	/	/									
AC(7)102	Sanitary Schedule	/	/	/	/	/	/									
FL(0)101	Finishes Schedule	/	/	/	/	/	/									
	Architectural Specification	/	/	/	/	/	/									
	Uvalue calculations															
LANDSCAPE DRAWINGS																
L(0)01	Existing Site Vegetation & demolition	/	/	/	/	/	/									
L(0)02	Landscape Concept	/	/	/	/	/	/									
L(0)04	Planting Concept Plan	/	/	/	/	/	/									
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Construction Management		1	1	5CD	6			2	2							
Building Control								C D								
Development Control (Planning)																
Statutory Authorities																
Fire Officer																
Contractor																
Client																
CDM Co-ordinator																
Status																
I = Information P = Preliminary C = Comment Q = QS Stage T = Tender A = Approval FC = For Construction e = mail/pdf		C	T	T	FC	F	C	FC								



Theory of Tendering

Millbank Primary School

Contract Type: JCT Design & Build

Construction Value: £2.5M

Programme: 8 Months

Types of documentation

Invite to Tender

Contract Particulars / Prelims

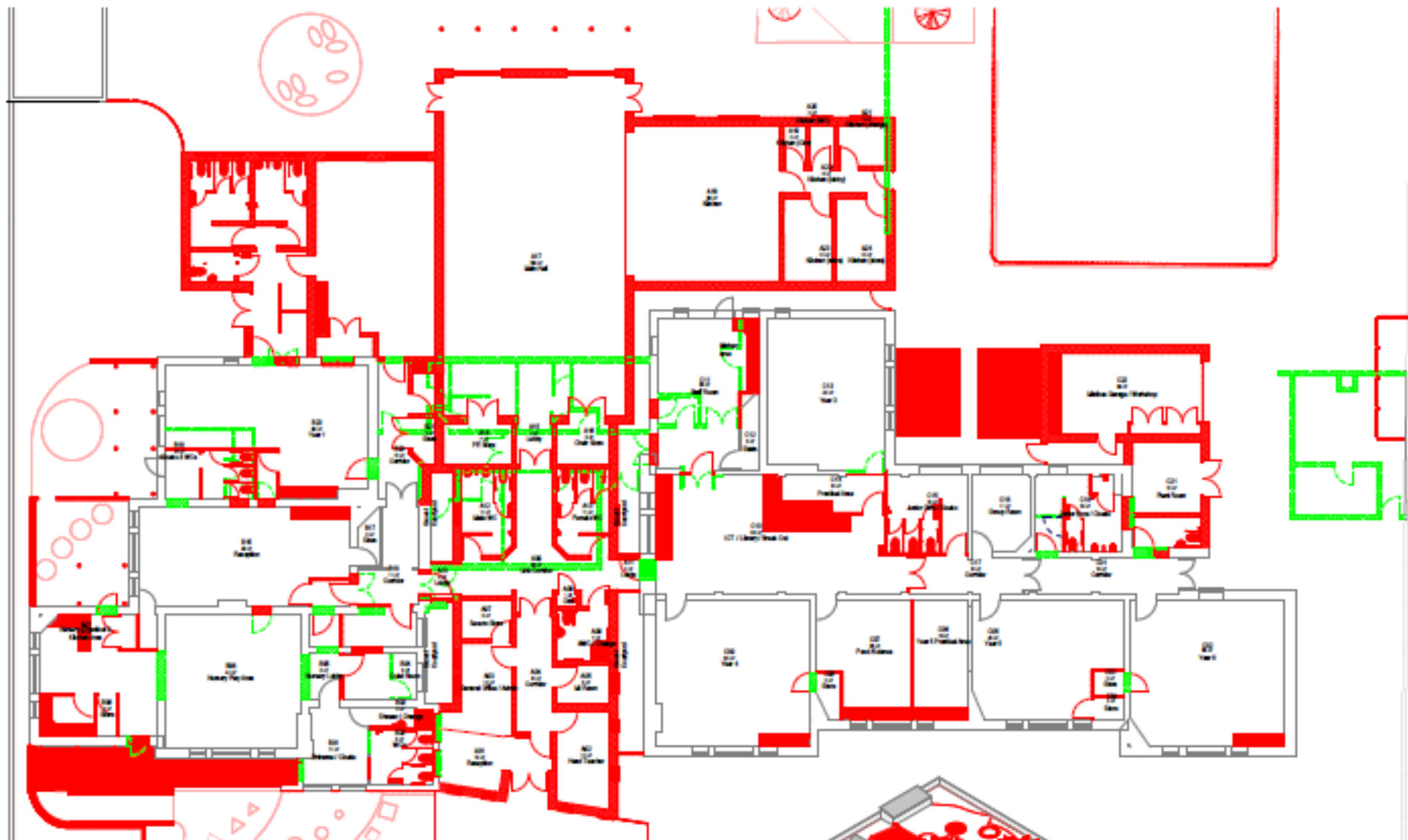
Evaluation Criteria

Planning Drawings
(including specific client details)

Employers Requirements.



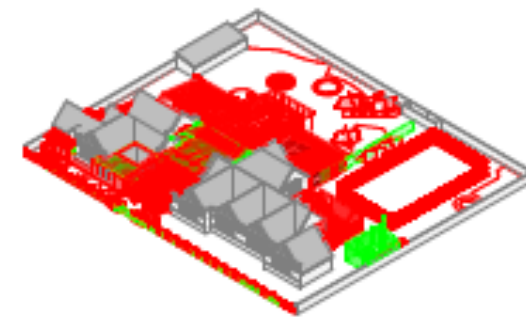
* tender evaluation and scoring in later slides



LEGEND

Red: New Construction

Green: Demolition Works



20 Drawings
Employers Requirements.

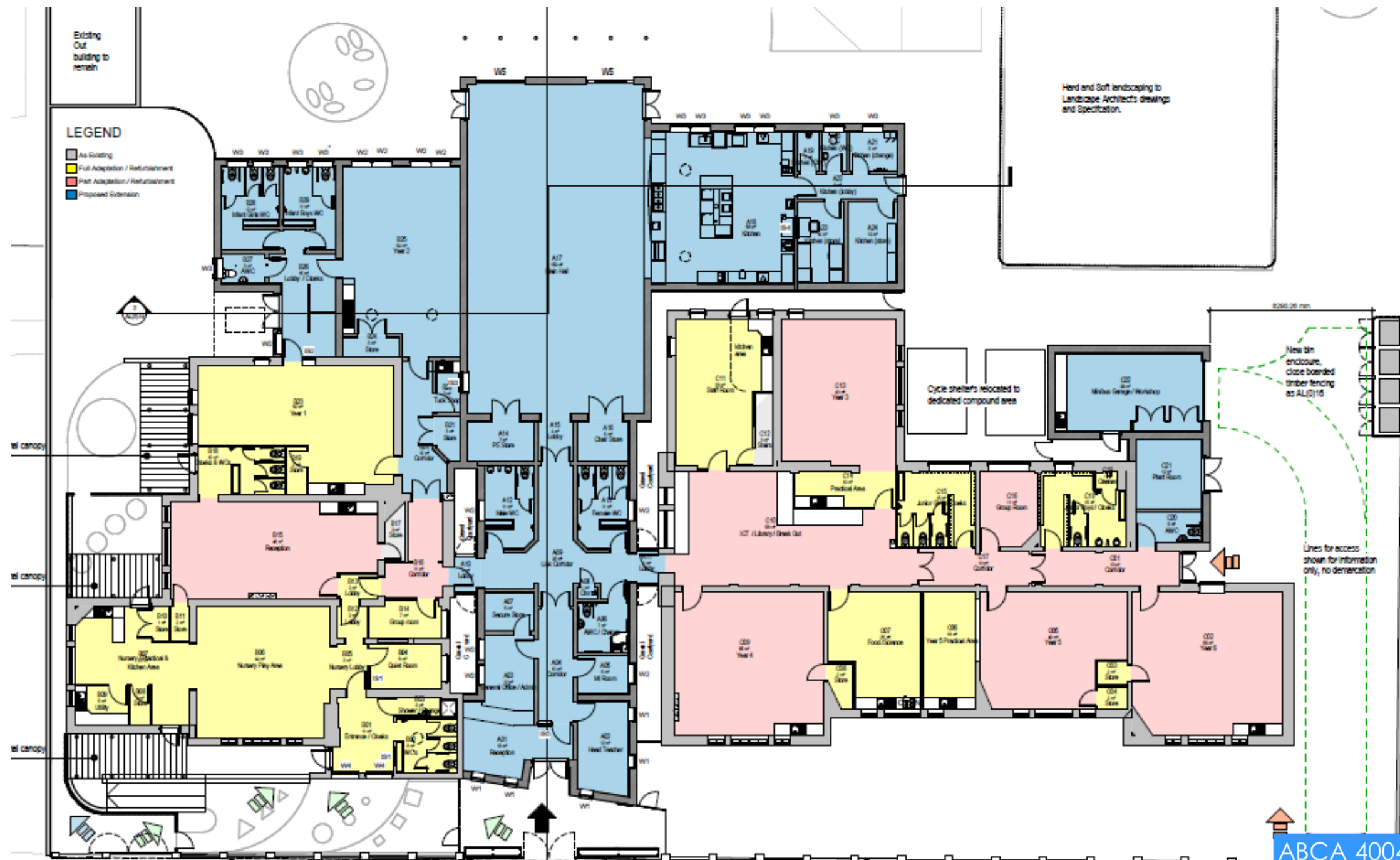
Proposed Demolition Works Plan
1:100

Existing
Out
building to
remain

LEGEND

- As Existing
- Full Adaptation / Refurbishment
- Part Adaptation / Refurbishment
- Proposed Extension

Hard and Soft landscaping to
Landscape Architects drawings
and Specification.



ABCA 4004

Soft Skills, Contract and Legal Responsibilities
within the Built Environment : Level 4

Prifysgol Cymru
Y Ddeddf Gwlad
University of Wales
Prifysgol Cymru



Aerial View of Proposed Scheme





Dry Rot in roof rafters and within the capped chimneys.



Additional Cost to the Project in Changes - £420k

Theory of Tendering

3 Primaries

Contract Type: NEC 3

Plus Professional Services Contract

Construction Value Stage 1: **£13M**

Construction Value Stage 2: **£20M**

Programme: 18 Months

Types of documentation

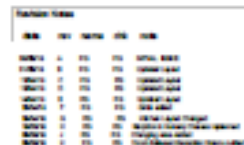
Invite to Tender

Contract Particulars / Prelims

Evaluation Criteria

Employers Requirements (outline brief)



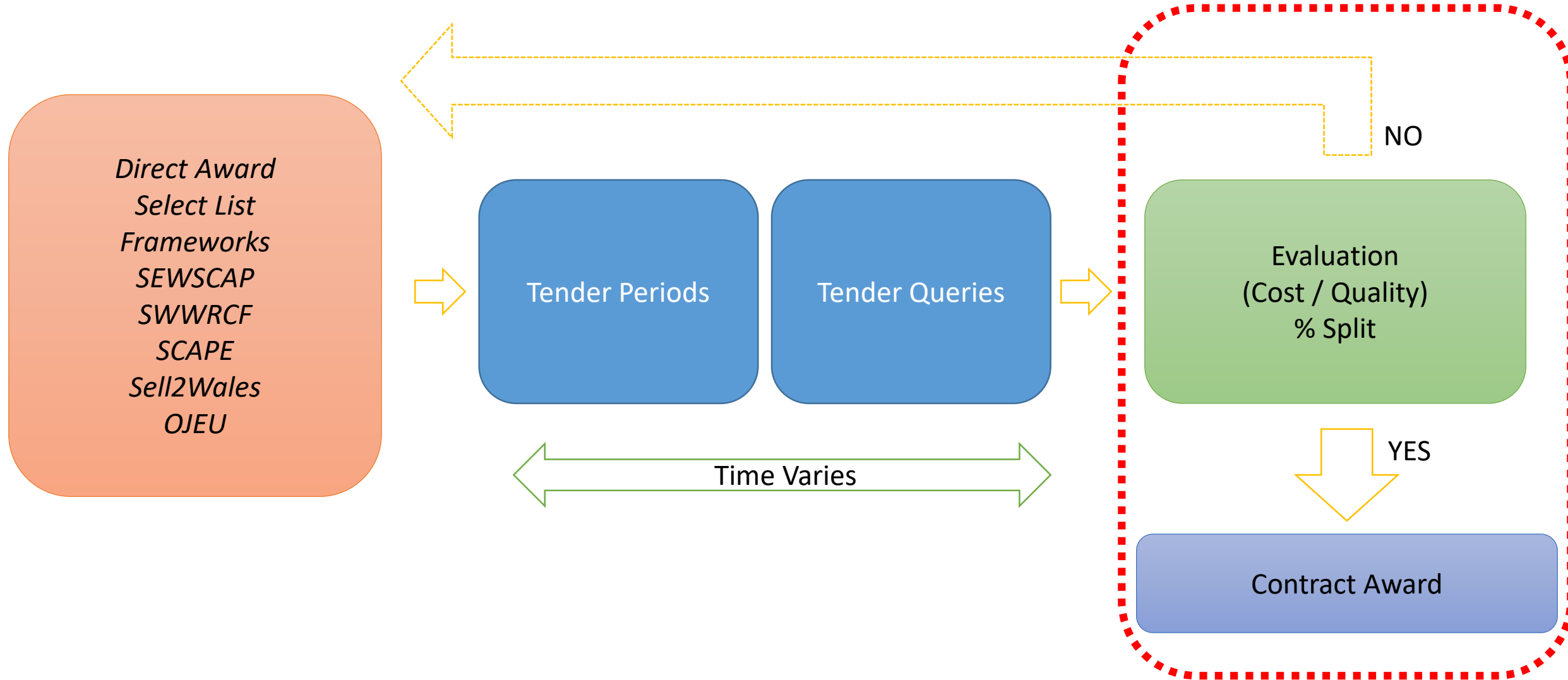


TOTAL GIFA = 2440 m²

[illegible]

Theory of Tendering

Tender Period and Evaluation.



Tender Evaluation

Millbank Primary School

Contract Type: JCT Design & Build

Construction Value: £2.5M

Programme: 8 Months

Types of documentation

Invitation to Tender

Contract Particulars / Prelims

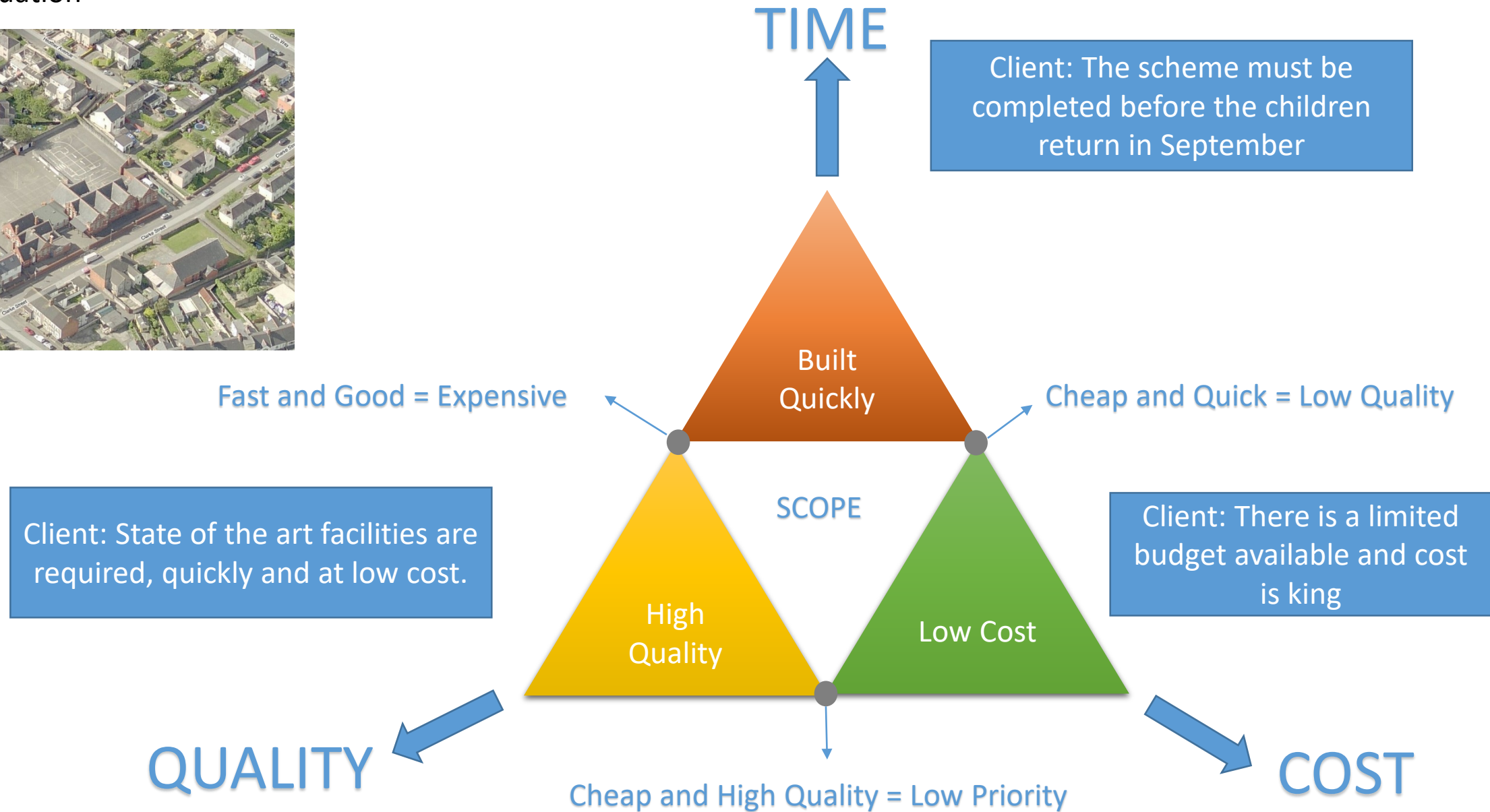
Evaluation Criteria

Planning Drawings
(including specific client details)

Employers Requirements.

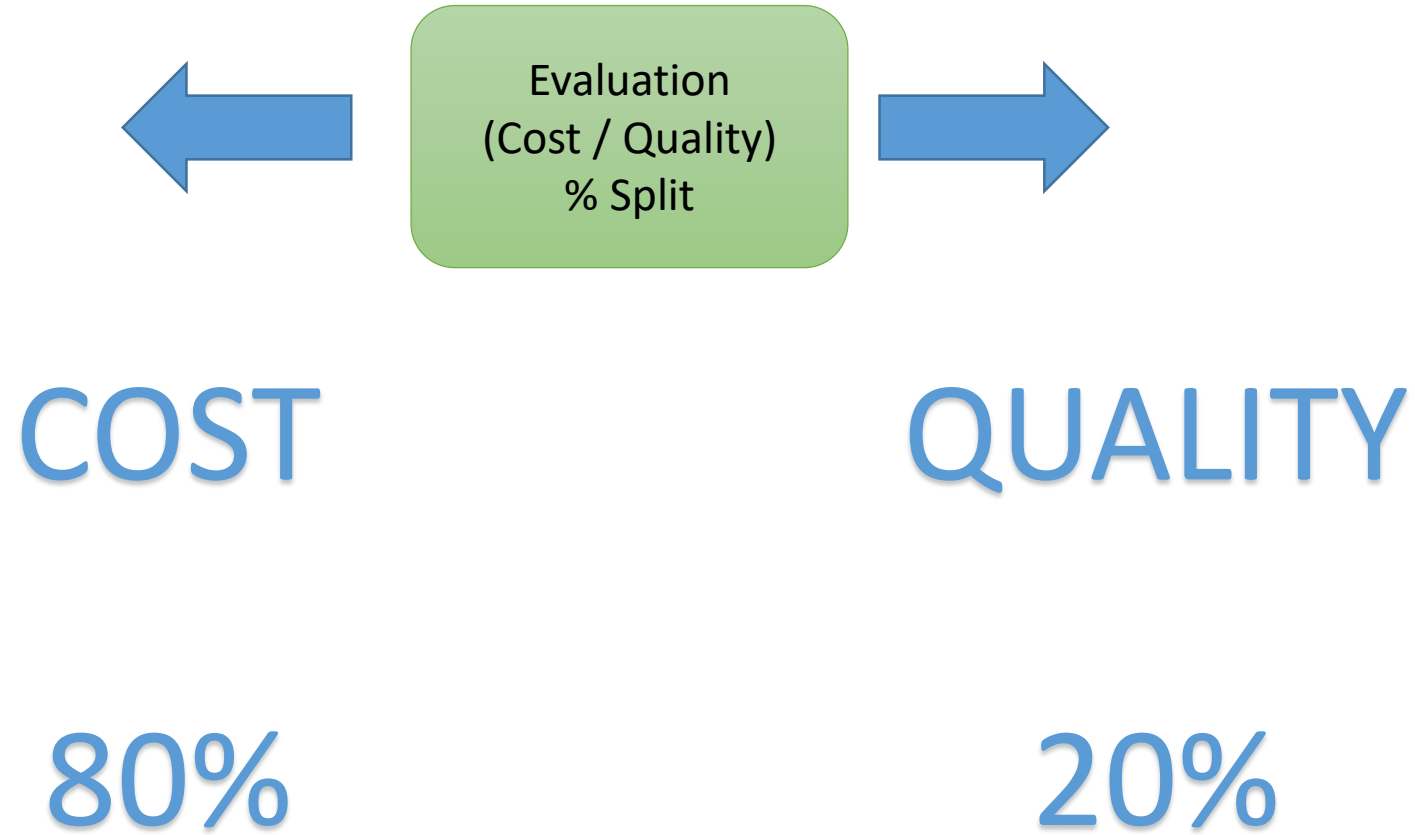


Tender Evaluation



Tender Evaluation

- 8 week Tender Period



Tender Evaluation

- 8 week Tender Period

MILLBANK PRIMARY SCHOOL - EXTENSION & REFURBISHMENT

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 1

PROGRAMME

The contractor will submit a method statement with the tender in respect of the project programme, identifying critical path activities and key dates.

Response Criteria:

- Logical programme provided

- Compliance with stipulated deadlines

- Compliance with the requirement to satisfy or improve on stipulated deadlines indicated in the tender documentation

- Critical Path

- Commentary on lead in and design development periods

Max Score Available	Contractor A	Contractor B	Contractor C	Contractor D	Contractor E
30	0	0	0	0	0
25	0	0	0	0	0
25	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
100	0.00%	0.00%	0.00%	0.00%	0.00%

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 2**SITE MANAGEMENT AND HEALTH & SAFETY**

The contractor will submit a method statement with the tender detailing how the contractor would manage the site on this project.

Response Criteria:

Control of site traffic and deliveries

Site enclosure and public protection throughout the construction period in relation to the Planning conditions for traffic / noise and dust control

Excavation, avoidance of rupture of below ground services.

Strategies and proposals for CDM compliance (Site safety, designers duties, engagement with CDMC)

Max Score Available	Contractor A	Contractor B	Contractor C	Contractor D	Contractor E
25	0	0	0	0	0
25	0	0	0	0	0
25	0	0	0	0	0
25	0	0	0	0	0
100	0.00%	0.00%	0.00%	0.00%	0.00%

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 3**CUSTOMER CARE AND ENGAGEMENT**

The contractor will submit a method statement with the tender describing it's initiatives in respect of customer care, with regard to this project.

Response Criteria:

	Max Score Available	Contractor A	Contractor B	Contractor C	Contractor D	Contractor E
- Proactive role in avoiding complaints/ defects	20	0	0	0	0	0
- Client satisfaction forms utilised for completed project along with feedback	20	0	0	0	0	0
- Strategies for keeping the public informed.	20	0	0	0	0	0
- Initiatives for involvement of school pupils and staff	20	0	0	0	0	0
- Record of school work including how children have been involved in the building process	20	0	0	0	0	0
	100	0.00%	0.00%	0.00%	0.00%	0.00%

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 4**QUALITY OF PROJECT DELIVERY**

The contractor will submit a method statement with the tender indicating how its project delivery approach will add value to the completed project.

Response Criteria:

	Max Score Available	Contractor A	Contractor B	Contractor C	Contractor D	Contractor E
- Structure of Project Team	25	0	0	0	0	0
- Key Management Personnel knowledge and delivery overview	25	0	0	0	0	0
- What is the approach to quality control	25	0	0	0	0	0
- Proposals for commissioning, handover and remedying defects	25	0	0	0	0	0
	100	0.00%	0.00%	0.00%	0.00%	0.00%

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 5**ENVIRONMENTAL MANAGEMENT**

The contractor will submit a method statement with the tender describing its environmental management strategy & procedures with regard to this project.

Response Criteria:

- *Environmental policy provided*
- *Proposals for the use of Green materials*
- *Proposals for adjacent areas, roads, etc.*
- *Proposal for Site Waste Management Plan (SWMP) and "waste to landfill" objectives in line with WG legislation.*

Max Score Available	Contractor A	Contractor B	Contractor C	Contractor D	Contractor E
30	0	0	0	0	0
30	0	0	0	0	0
20	0	0	0	0	0
20	0	0	0	0	0
100	0.00%	0.00%	0.00%	0.00%	0.00%

Quality of Tender Return - Evaluation Criteria.

PROJECT NUMBER EDUC 7399

Question 6**TECHNICAL & DETAILED DESIGN APPROACH**

The contractor will submit a method statement with the tender describing its technical approach with regard to this project.

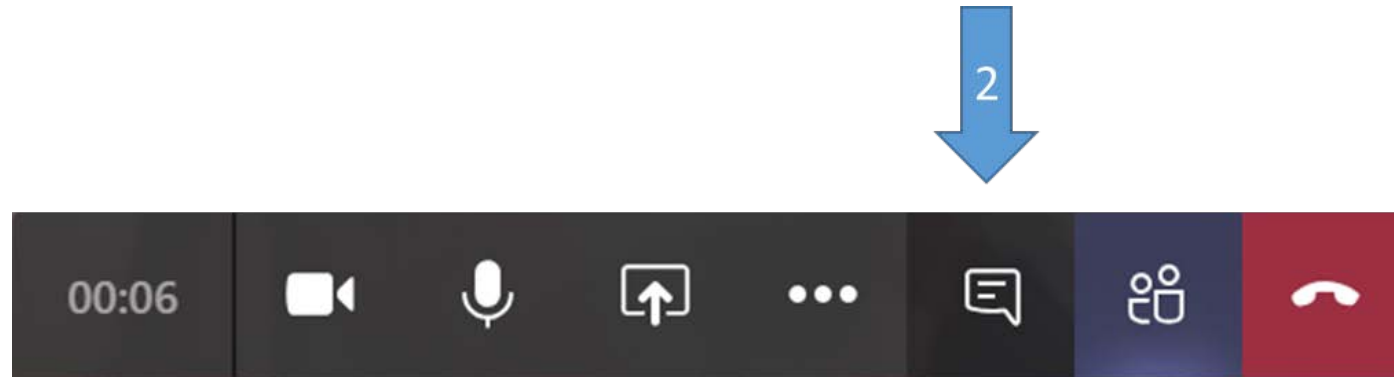
Response Criteria:

- *Proposals in respect of contractors design*
- *Proposals in respect of the connection into existing Buildings*
- *Strategy for Dry rot removal and relevant expertise*
- *Strategy for structural repairs to timber haunches in existing buildings*
- *Strategy for repairs to existing stonework and masonry and relevant experience and suitably qualified.*
- *Natural ventilation strategies & maximising natural daylighting*
- *Use of modern methods of construction, use of durisol blocks and structural strategy*
- *ICT integration (considerations at an early stage)*

30	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
10	0	0	0	0	0
100	0.00%	0.00%	0.00%	0.00%	0.00%

Project :		MILLBANK PRIMARY SCHOOL: EXTENSION & REFURBISHMENT					Project No :							
Project Price Weighting :		80					Project Quality Weighting :		20					
<u>Quality Scores</u>		Weighting	Score	Weighted	Score	Weighted	Score	Weighted	Score	Weighted	Score	Weighted	Score	Weighted
		%	%	Score	%	Score	%	Score	%	Score	%	Score	%	Score
			Contractor A		Contractor B		Contractor C		Contractor D		Contractor E		MILL	
1	PROGRAMME	30	61.00%	18.3	51.00%	15.3	69.00%	20.7	62.00%	18.6	54.00%	16.2	#REF!	#REF!
2	SITE MANAGEMENT AND HEALTH & SAFETY	10	53.00%	5.3	70.00%	7	71.00%	7.1	69.00%	6.9	58.00%	5.8	#REF!	#REF!
3	CUSTOMER CARE AND ENGAGEMENT	10	43.00%	4.3	70.00%	7	62.00%	6.2	60.00%	6	36.00%	3.6	#REF!	#REF!
4	QUALITY OF PROJECT DELIVERY	10	61.00%	6.1	74.00%	7.4	71.00%	7.1	68.00%	6.8	58.00%	5.8	#REF!	#REF!
5	ENVIRONMENTAL MANAGEMENT	10	37.00%	3.7	68.00%	6.8	58.00%	5.8	42.00%	4.2	56.00%	5.6	#REF!	#REF!
6	TECHNICAL & DETAILED DESIGN APPROACH	30	22.00%	6.6	78.00%	23.4	50.00%	15	59.00%	17.7	39.00%	11.7	#REF!	#REF!
Total Quality Score:		100		44.3		66.9		61.9		60.2		48.7		#REF!
Highest Score				66.9		66.9		66.9		66.9		66.9		66.9
Quality Score (Actual Score / Highest Score x 100)				66.22		100.00		92.53		89.99		72.80		#REF!
<u>Price Scores</u>														
Tender Price			2,495,455		2,689,568		2,431,783		2,284,738		2,673,456			#
Lowest Price			2,284,738		2,284,738		2,284,738		2,284,738		2,284,738			#
Price Score (Lowest Tender / Actual Tender x 100)			91.56		84.95		93.95		100.00		85.46			#DIV/0!
<u>Overall Scores</u>														
Quality Score x Quality Weighting			13.24		20.00		18.51		18.00		14.56			#REF!
Price Score x Price Weighting			73.24		67.96		75.16		80.00		68.37			#DIV/0!
Total Score			86.49		87.96		93.67		98.00		82.93			#REF!
BEST VALUE ORDER			4		3		2		1		5			#REF!

You need to switch on the Chat function for the next section



Scenario 1

The client wishes to refurbish a Grade II listed manor house in Mid Wales.

The Manor House has been disused for a period of 10 years and is surrounded by dense woodland.

The client wishes to open a 5 start boutique hotel on the site in 2025

Consider the 3 types of procurement discussed, giving pro's and cons for each.

1. What are the key drivers in the scope of works?
2. What are the risks?
3. What would be your recommendation?



Scenario 2



A Local Authority client requires new high school building to replace the existing fire damaged premises.

Temporary demountable accommodation has been provided on a 2 year lease arrangement which runs out in August 2022.

The existing school has extensive playing fields and the client wishes to develop a super block school on the site.

A budget is available which has been match funded by Welsh Government who have stipulated BREEAM Excellent and BIM Level 2 as mandatory requirements of funding.

Consider the 3 types of procurement discussed, giving pro's and cons for each.

1. What are the key drivers in the scope of works?
2. What are the risks?
3. What would be your recommendation?



Scenario 3

A client has recently bought a development site which has outline planning permission for a mixed used development and community centre.

The site was host to a former industrial factory for the production of paint which closed in the mid 1960's the remnants of which are still evident on site.

The client was to develop the site quickly to recoup on their investment but intends replacing the proposed community centre with additional housing.

Consider the 3 types of procurement discussed, giving pro's and cons for each.

1. What are the key drivers in the scope of works?
2. What are the risks?
3. What would be your recommendation?



RECAP

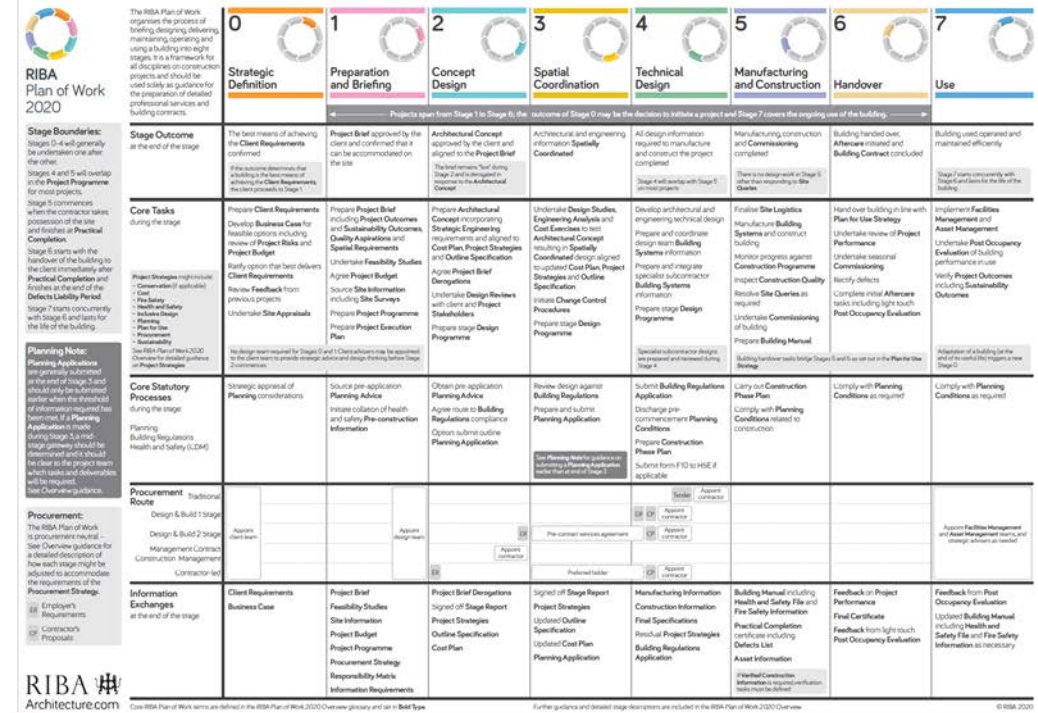
Defining the Scope.

- RIBA Stages of work.
- How scope is clarified at the different stages.
- What Procurement options are available.
- What the relationship is of the protagonists in each case
- Various Contract types but I will focus on Three main procurement routes

Traditional

Single Stage D&B

Two Stage D&B



Which of the following common procurement routes do you frequently use?

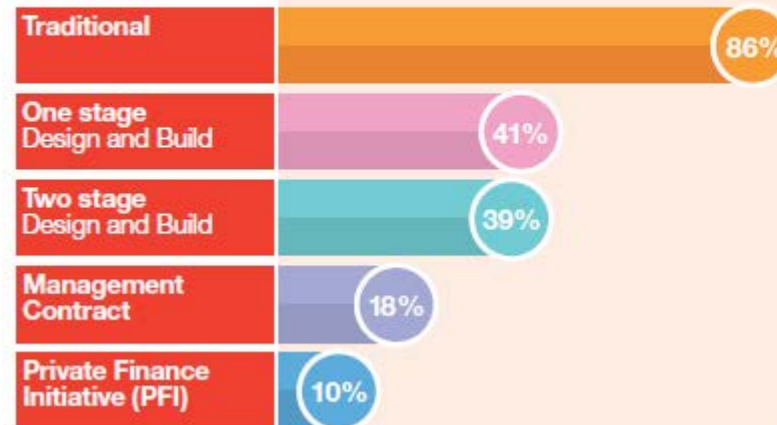
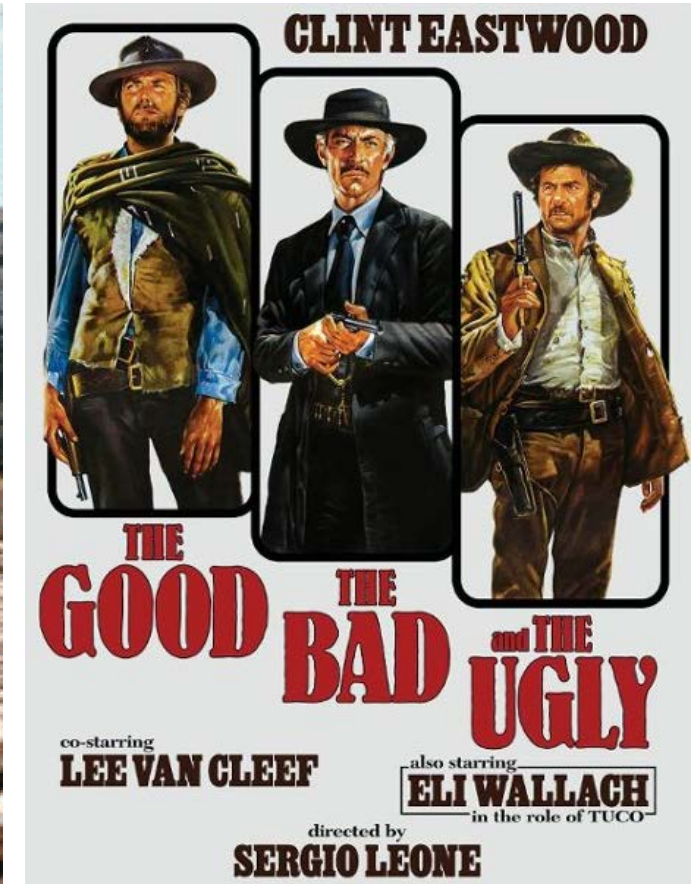


Figure 1: RIBA members' online survey 2012

Supply of Goods and Services

A request for tender (RFT) or Invitation to Tender (ITT) is a formal and structured invitation to suppliers to submit competitive bids to supply raw materials, products, or service. It is an open process, where laws were created to govern the process to ensure a fair competition.



The Architect's Guide to Running a Job, Architectural Press (1986):

‘The difficulty about a gentleman’s agreement is that it depends on the continued existence of the gentlemen’!