

# Policy and Sustainability Committee

10.00am, Thursday, 14 May 2020

## Extension to Construction Professional Services Framework

<b>Executive/routine Wards Council Commitments</b>	<b>Executive All</b>
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### 1. Recommendations

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- 1.1 That the Policy and Sustainability Committee approves the proposed extension to the Construction Professional Services Framework, by way of a waiver to the Council's Contract Standing Orders, for a period of up to 12 months, being up to 2nd March 2021, which framework which consists of the following Lots:
  - 1.1.1 Project Management Services, with the suppliers being Doig and Smith Ltd, Sweett (UK) Ltd and Thomas and Adamson Ltd, at an estimated contract value of £2,000,000 per annum;
  - 1.1.2 Building Surveying Services, with the suppliers being Faithful and Gould, Hardies and Summers Inman, at an estimated contract value of £2,000,000 per annum;
  - 1.1.3 Quantity Surveying Services, with the suppliers being Doig & Smith Ltd, Gardiner & Theobald Ltd and Sweett (UK) Ltd, at an estimated contract value of £3,000,000 per annum;
  - 1.1.4 Architectural Services, with the suppliers being Anderson Bell Christie Ltd, Collective Architecture and Holmes Miller Ltd, at an estimated contract value of £3,000,000 per annum;
  - 1.1.5 Structural Engineering Services, with the suppliers being Aecom Ltd, David Narro Associates and Will Rudd Davidson Ltd, at an estimated contract value of £2,250,000 per annum;
  - 1.1.6 Mechanical & Electrical Engineering Services, with the suppliers being Blackwood Partnership Ltd, Cundall Johnston and RSP Consulting, at an estimated contract value of £2,000,000 per annum;

- 1.1.7 Fire Engineering Services, with the suppliers being Aecom Ltd and Ramboll Ltd, at an estimated contract value of £500,000 per annum;
  - 1.1.8 Interior Design, Space Planning and Move Management Services, with the suppliers being Holmes Miller Ltd, Smith Scott Mullan Architects Ltd and Space Solutions Ltd, at an estimated contract value of £500,000 per annum;
  - 1.1.9 Multi-Discipline Design Team Services, with the suppliers being AHR Architects, Capita Property and Infrastructure Ltd and Gardiner & Theobald, at an estimated contract value of £2,500,000 per annum;
- 1.2 Notes that the current COVID-19 outbreak will delay the next stage of the ongoing tender exercise to replace this framework. Given this, and other revisions to the procurement timeline, this extension is necessary to enable the Council to still use this framework, where required during this intervening period.

**Stephen S. Moir**

Executive Director of Resources

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## Extension to Construction Professional Services Framework Agreement

### 2. Executive Summary

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- 2.1 This report seeks the approval of the Policy and Sustainability Committee to approve the extension of the Construction Professional Services Framework, by a waiver of the Council's Contract Standing Orders, for a period of up to 12 months, being up to 2nd March 2021. The extension will be terminated once the tendering exercise to replace this framework is completed.

### 3. Background

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- 3.1 The Council has limited in house professional design and project management resources to support its various programmes for property asset construction and investment and maintenance and repair, including General Fund, Housing Revenue Account and Capital Investment projects. This includes delivery of new schools, early years centres, sports facilities, asset management works and the Council's own house building programme.
- 3.2 To meet critical targets, the internal service often requires support from professional external consultants who can respond quickly to the service demands and provide professional insurances for the design work and advice they provide. This may be single discipline or require multi-discipline services depending on the nature of the projects and their complexity.
- 3.3 The current Construction Professional Services Framework has been in place since November 2015, being separated into Lots to reflect the key professional disciplines. It provides suitable support to internal services, and helps maximise economies of scale, improve contract management efficiencies and rationalisation of the portfolio of providers.
- 3.4 The Framework is used across the Council Directorates, in particular by Place Development and Property and Facilities Management.

## 4. Main report

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- 4.1 Commercial and Procurement Services (CPS) have been working with key officers within the Resources and Place Directorates on a procurement process for the re-tendering of the Construction Professional Service Framework.
- 4.2 CPS placed a Contract Notice in the Official Journal of the European Union (OJEU) on 10th October 2019 inviting interested suppliers to submit a European Single Procurement Document (ESPD) to assess the bidders' financial capacity, business probity, capacity, experience and organisational policies for fair work and environmental practices.
- 4.3 186 bidders submitted 408 ESPD's across all 13 Lots and following evaluation 131 suppliers have been invited to tender for the opportunity. The invitation to tender was issued to the market on 18<sup>th</sup> March 2020.
- 4.4 The size and complexity of the project has led to slightly revised timescales. In addition, the mobilisation period required by the successful bidders will only become clear once final tenders are received.
- 4.5 Timescales have also been delayed as a result of the COVID-19 outbreak which has resulted in unprecedented disruption and delay to many aspects of the Council's services, and to those of all potential bidders. Additional time has been factored in for potential delay to the tendering process as a result of ongoing disruption.
- 4.6 Given the above, it is necessary to extend the Framework so that the Council is still able to use it, where required during this intervening period. There is no committed spend as a result of this proposed extension, but service areas still have a need to take forward certain design work on a number of Council projects at this time, including on the Early Years and new schools programme and the housing and non-housing capital programmes. In the absence of the framework officers would have to seek alternative routes through which to engage any necessary external support, which are likely to take more time, and could result in greater cost.
- 4.7 If approved, the proposed extension will be recorded as a waiver to the Council's Contract Standing Orders. The risk of challenge to the proposed extension is considered low as the procurement process is ongoing for the replacement framework and all of the current suppliers would be able to be used during this extension period.

## **5. Next Steps**

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- 5.1 The services will continue to be provided by the existing suppliers until the new framework is in place, should approval to extend be granted.
- 5.2 Subject to the ongoing effects of the COVID-19 outbreak, the current timeline envisages the procurement process being completed Summer 2020, and a report on the outcome of the process, seeking recommendation to award, is expected to be reported to the Finance and Resources Committee in Autumn 2020. It is expected that the extension for the recommended 1 year period will not be required in full, and the extension will be terminated once the new framework is in place. However, in the circumstances, it was felt preferable to seek this period to provide certainty of supply, given the risk around current timescales.

## **6. Financial impact**

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- 6.1 All costs will be contained within the existing budgets. As stated above, there is no committed spend as a result of this proposed extension,

## **7. Stakeholder/Community Impact**

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- 7.1 The current Framework mandates that the suppliers will provide a community benefit from the community benefit menu for every service order commissioned.

## **8. Background reading/external references**

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- 8.1 Report to Finance and Resources Committee 24 September 2015 – [Construction Professional Services Framework Agreement – Award of Contract](#)

## **9. Appendices**

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- 9.1 None.