

COMMERCIAL STRATEGY APPROVAL

CAPITAL CONSTRUCTION PROJECTS

This form should be completed by a Procurement Professional, liaising with the Capital Delivery Service and consulting with the service area client.

The Procurement Strategy should be completed prior to beginning a tender process. The Contract Award should be completed at the end of the process when you are seeking authority to award.

If the procurement route requires a waiver of Council Standing Orders please provide the justification in section D2 and also complete all applicable sections of the Procurement Strategy and Contract Award. If a Construction Project includes an aspect that requires a waiver, such as appointing a nominated/or assigned external consultant to support the project please ensure this is reflected as appropriate in the Procurement Strategy.

KEY FACTS

Project title	Totley Primary Permanent Expansion- 2017 Works	Project value	£327,231	Client Portfolio	CYPF	Evaluation Criteria	Price	100%	Quality	0%	E&S	0%
Purpose and scope of works	The works include internal remodelling to 4 areas of the school and the construction of a small toilet extension (14m2). The internal remodelling works include the installation of a new kitchen and an enlargement of the reception classroom. Upgrading of the electricity supply will also be included within this phase.											

RECOMMENDATIONS AND APPROVALS

PROCUREMENT STRATEGY		CONTRACT AWARD	
Recommendation:	To approve the procurement of Totley Primary Permanent Expansion- 2017 Works using: <ul style="list-style-type: none">YORbuild2 FrameworkMini competitionJCT Minor Works Contract with Contractor Designed Portion (CDP)Single stage, Designed (by CDS) Process. CDP for the M&E Works. To grant delegated authority to the Director of Finance and Commercial Services (or their nominated deputy) to accept tenders and award contracts set out in this Strategy in relation to this scheme.	Recommendation:	That this contract in the sum of £318,903.97 is awarded to RH Fulwood and Co. Limited and a letter of acceptance be issued accordingly.

PROJECT TEAM APPROVALS

	Who	Signature	Date	Signature	Date
Cost Manager	Richard Pierpoint, CDS	<i>R. Pierpoint</i>	01/12/16	<i>R. Pierpoint</i>	24/4/2017
Project Manager	Paul Dronfield, CDS	<i>P. Dronfield</i>	07/12/16	<i>P. Dronfield</i>	24/4/2017
Contract Manager	Paul Dronfield, CDS	<i>P. Dronfield</i>	07/12/16	<i>P. Dronfield</i>	24/4/2017
Client Lead	Patricia Slater, CYPF	<i>P. Slater</i>	14/12/2016	<i>P. Slater</i>	24/4/2017
Technical Manager – C & C M	Richard Eccles, CDS	<i>R. Eccles</i>	05/12/16	<i>R. Eccles</i>	24/4/2017
Procurement Professional	Tim Sharp, Commercial Services	<i>T. Sharp</i>	12/12/2016	<i>T. Sharp</i>	24/4/2017
Project Sponsor	John Doyle, CYPF	<i>J. Doyle</i>	14/12/2016	<i>J. Doyle</i>	24/4/2017
Head of Capital Delivery Service	Sean McClean, CDS	<i>S. McClean</i>	05/12/16	<i>S. McClean</i>	24/4/2017
Capital Programme Group	Kerry Bollington	<i>K. Bollington</i>	21/12/2016	<i>K. Bollington</i>	24/4/2017
Commercial Director	Kerry Bollington	<i>K. Bollington</i>	21/12/2016	<i>K. Bollington</i>	01/06/2017

COMMERCIAL SERVICES’ APPROVAL DETAILS

Commercial Approval No.	CS-104-16	Original Commercial Approval (if extension)		CDS Project Reference	
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PROCUREMENT STRATEGY APPROVAL

SECTION A CAPITAL APPROVAL MILESTONES AND PROCUREMENT PROGRAMME

A1	GATEWAY 1A (RELEVANT BOARD) Initial Business Case	Name of Board: C&G Date of approval: 15/06/16	A2	GATEWAY 1B (CAPITAL PROGRAMME GROUP) Initial Business Case	Date of approval: 27/06/16
A3	GATEWAY 2A (RELEVANT BOARD) Outline Business Case	Name of Board: C&G Date of approval: 14/12/16	A4	GATEWAY 2B (CAPITAL PROGRAMME GROUP) Outline Business Case	Date of approval: 22/12/16
A5	CABINET OR LEADER DELEGATION	Cabinet Date of approval: 19/01/17	A6	Issue advertisement to market / notify framework participants	Date: 20/01/17
A7	Return of PQQ (if applicable)	Date: N/A- Framework	A8	Issue of tender documents	Date: 23/02/17
A9	Deadline for tender / mini-competition returns	Date: 27/03/17	A10	Evaluation of tender deadline	Date: 07/04/17
A11	GATEWAY 3A (RELEVANT BOARD) Final Business Case	Name of Board: C&G Proposed date of approval: 08/05/17	A12	GATEWAY 3B (CAPITAL PROGRAMME GROUP) Final Business Case and Contract Award Approval	Proposed date of approval: May 2017 (CPG or Strategic CPG) (Exact Date TBC)

SECTION B BUDGET

B1	TOTAL CAPITAL PROJECT BUDGET	B1a	This must agree to the latest approved value – quote the Q-tier CAF version	£327,231	OEO Business Unit No.:90865 CAF version: 8
	The total project budget is the summation of B1b-B1f	B1b	Construction cost (estimated tender value excluding contingency) If this is a Design & Build contract, please state and provide full details	£191,624	Explanation: Estimated Construction Cost of Works
		B1c	Lotting structure If this requirement is divided into lots, state the value of each lot and explain your approach	Lot 1: £- Lot 2: £-	Explanation: N/A
		B1d	Fees - please provide a breakdown of all fees (e.g. QSSs, in-house design fees, external fees)		Explanation:
			Capital Delivery Service fees	£88,574	Total CDS fees to include for Project Management, Architecture, and Cost Management services. Also includes surveys procured via CDS. Fees- £44,574. This includes £19,574 for Feasibility Works (approved under IBC) and £25,000 for the proceeding 2017 Project Works. This is a nominal allowance for the 2017 Project (Phase 1 only) and includes the aforementioned services. Surveys- £44,000 (See Box C8. £40,000 approved in IBC, £4,000 for any additional surveys that may be required). Surveys to be procured by CDS via competitive quotes. A Lump Sum Resource Calculation for Phases 1 & 2 has been undertaken and this totals £323,500 for fees. This is broken down as follows: <ul style="list-style-type: none">PM Services- £53,000Mechanical Services- £19,500Electrical Services- £18,500Structural Services- £30,000Architectural- £148,500CCM & Procurement Services- £37,500Clerk of Works Services- £16,500 The nominal allowance of £25,000 stated above for the 2017 works (Phase 1) is included within the overall Lump Sum fee of £323,500.
			Delivery Partner fees (Turner and Townsend) fees	£-	Although no fees may be specifically allocated to the Delivery Partner at this stage, CDS reserves the right to engage the Delivery Partner in accordance with its 'Core & Flex' model.
			Commercial Services	£1,000	Fixed fee of £1k to cover all commercial / procurement costs

			External fees (please state how the external consultant is to be procured or, if a waiver request, include full justification)		£-	N/A	
			Other fees (please specify)		£-	N/A	
		B1e	Client costs capital - any client side costs that are recharged directly to this project		£35,000	Explanation: £15,000- FF&E and ICT allocation for 30 pupils at £500/pupil. This is being procured directly by the school. £20,000- Direct Order to Northern Power Grid (Statutory Authority) to upgrade electricity supply (See Box C8).	
		B1f	Contingency		£11,033	5%	Explanation: Approximate 5% allowance of Construction Costs for Contingencies.
B2	REVENUE COST IMPLICATIONS		None				
B3	EXTERNAL FUNDING (E.G. GRANTS / ERDF) Please specify grant, value and how key grant conditions will be complied with				None		
SECTION C OUR COMMERCIAL STRATEGY							
C1	PROPOSED TENDER ROUTE		Justification for proposed tender route / explanation why other options discounted				
	Framework contract (e.g. YORhub / EN Procure / Scape – please specify)		Yes	This scheme will be procured by way of a mini-competition through a Framework (YORbuild2) for the following reasons: <ul style="list-style-type: none">Removes the requirement to prequalify component operators as they have already been selected to gain a place on the framework.Minimises procurement timescales and associated resource costs.High quality, competent contractors who are well experienced at delivering these types of schemes are on the framework. This will minimise risk of time and cost overruns on site.Minimises risk of procurement challenge as framework contractors are already approved. A mini competition will be conducted from the contractors in Lot 1 (works under £250k, south region). We are not appointing by rotation as we believe a competition will provide best demonstrable VFM.		Framework access fee	£900
	Full competitive tender process (please specify procedure to be used)		No	Requires additional time and resource cost to generate a tender list. Has the potential risk of challenge at PQQ stage. Is likely to generate similar shortlisted contractors as are already on the YORbuild2 framework.			
	In-house provider (please confirm they have been asked to price first)		No	N/A			
	Existing contract (please confirm it can be varied to deliver this project)		No	N/A			
	Single source tender (please provide your evidence for this)		No	N/A			
	Waiver of Council Standing Orders (please provide full justification)		No	N/A			
	Other options considered (please provide details)		SCAPE was considered as Kier delivered previous works at the School so their experience of the site was considered valuable. The lack of competition and potential issues around VFM meant YORbuild2 is preferred. There would be no guarantee that the team who is familiar with the school would be engaged on this project.				
	Who are our potential contractors and how will we maximise responses?			There are numerous contractors in the market with the facility to undertake works of this nature. It is recommended to utilise the YORbuild2 framework in order to obtain of shortlist of tenderers of a suitable capacity and experience. There are 10 contractors on the relevant lot of the YORbuild2 framework and it is expected that a good response will be achieved. We will maximise responses by providing a detailed Project Information Template to the contractors to ensure they have full information on which to make a decision. We will follow this up with proactive telephone calls if required.			
Above or below OJEU threshold?			Below the OJEU Threshold.				
C2	PROPOSED PROCUREMENT ROUTE Please state proposed procurement route e.g. design and build, together with commercial reasons for this choice						
	<p>THIS SCHEME WILL BE PROCURED BY MEANS OF A <u>SINGLE STAGE, DESIGNED BY CDS (M&E CONTRACTOR DESIGNED PORTION) COMPETITIVE TENDER PROCESS</u> TO A TENDER LIST OBTAINED VIA A <u>CONSTRUCTION FRAMEWORK (YORBUILD2)</u> USING THE <u>JCT MINOR WORKS CONTRACT WITH CONTRACTOR DESIGNED PORTION (CDP)</u>.</p> <p>The reasons for this choice are broken down below:</p> <p>Framework Contract - Removes the requirement to prequalify component operators as they have already been selected to gain a place on the framework. Minimises procurement timescales and associated resource costs. High quality, competent contractors who are well experienced at delivering these types of schemes are on the framework. This will minimise risk of time and cost overruns on site. Minimises risk of procurement challenge as framework contractors are already approved. Contractors on the Frameworks have experience of this type of procurement and contract.</p> <p>Single Stage Procurement - This is a relatively straightforward scheme to design (small areas of internal refurbishment and a small toilet extension); therefore we do not require early contractor involvement. No significant site abnormalities are expected which would benefit from early contractor involvement.</p> <p>Designed (CDS) with M&E Contractor Design Portion – CDS currently have the architectural resource and experience to design this project in-house. The M&E design will be Contractor Designed with CDS providing the Employer’s Requirements.</p> <p>JCT Minor Works Contract with Contractor Design Portion - This contract has been selected due to the nature of the works that are being undertaken. The works are simple in nature and the contract duration is expected to be minimal. These characteristics are ideal for this Form of Contract and this is the reason for its selection. CDS also have an extensive knowledge of the JCT Form of Contract. A Contractors Design Portion for the M&E Works will also be included.</p> <p>Competitive Tender (via mini-competition) – This will provide the best VFM for the client and budgetary constraints are one of the main drivers of this project.</p>						

C3	PROPOSED FORM OF CONTRACT Please provide the proposed form of contract e.g. JCT / NEC with(out) quantities, Option A, B, C - together with an explanation of our commercial reasons for this choice													
	JCT Minor Works Contract 2011 Edition. This contract has been selected due to the nature of the works that are being undertaken. The works are simple in nature and the contract duration is expected to be minimal. These characteristics are ideal for this Form of Contract and this is the reason for its selection. CDS also have an extensive knowledge of the JCT Form of Contract.													
C4	PROPOSED FORM OF PQQ (if applicable)			The use of the standard Crown Commercial Services or PAS91 PQQs is preferred by the Government’s Crown Commercial Service and we must therefore demonstrate that we have considered which form of PQQ is most appropriate. We must also justify whether all or any additional questions are required.										
				Reasons for using or not using each proposed document, or				Additional project-specific questions (please list here)						
	Crown Commercial Services		No	N/A- YORbuild2 Framework				N/A- YORbuild2 Framework						
	PAS91		No	N/A- YORbuild2 Framework				N/A- YORbuild2 Framework						
	SCC Works suitability assessment (contracts < £164k)		No	N/A- YORbuild2 Framework				N/A- YORbuild2 Framework						
	SCC Works short form (contracts < £500k)		No	N/A- YORbuild2 Framework				N/A- YORbuild2 Framework						
	SCC Works long form (contracts > £500k)		No	N/A- YORbuild2 Framework				N/A- YORbuild2 Framework						
Additional standard question modules for long form req’d? (please tick ✓)			References	-		Employment & skills		-	CDM Design	-				
C5	TENDER EVALUATION CRITERIA			Price /100	100%		Quality /100	-%		Employment & skills /100	-%			
C6	TENDER QUALITY QUESTIONS													
	Please list your proposed tender quality questions / subjects here			Not Applicable.										
C7	KEY PROCUREMENT / BUDGETARY / COMMERCIAL RISKS													
		Risk		Mitigation				Risk		Mitigation				
	C7a	Project will not be delivered on time or to budget.		Good project management processes and a robust tender process should mitigate this.			C7b	Design Information not produced in a timely manner for Tender Process.		Early programming of works to avoid resource issues.				
C8	OTHER CONTRACTS RELATING TO THE SAME SCHEME (e.g. professional services) Please add rows as required													
	C8a	Contract subject	Surveys (includes surveys which will inform design for 2018 works)	Value	£44,000	Procurement route	By CDS, 3 Quotes.	Form of contract	Standard SCC PO	Date of approval	In conjunction with the Procurement Strategy.			
	C8b	Contract subject	Upgrade Electricity Supply	Value	£20,000	Procurement route	By CDS, Single Named Supplier (Statutory Authority)	Form of contract	Standard SCC PO	Date of approval	In conjunction with the Procurement Strategy.			
SECTION D PROJECT IMPACT AND IMPLICATIONS														
D1	TUPE													
	is this a Measured Term Contract?		No	Cost Manager to include the non-TUPE wording instead.										
D2	EMPLOYMENT AND SKILLS BENCHMARKS													
	Please liaise with Lifelong Learning and Skills to ascertain benchmark requirements for all contracts over £164k. These should be approved by Lifelong Learning and Skills, the client and procurement professional. If using a framework procurement route – irrespective of value - please notify Futureworks and the relevant Framework Manager (as the framework may wish to require outputs for contracts below £164k).													
	D2a	Work experience (14-16 years)		N/A		D2b	Work experience (16+ years)		N/A		D2c	School workshops / site visits	N/A	
	D2d	Internships		N/A		D2f	Employment		N/A		D2g	Apprenticeships (project initiated)		N/A
	D2h	Trainees (project initiated L4 and higher level skills)		N/A		D2i	Graduates		N/A		D2j	Other trainees		N/A
	D2k	Apprenticeships (existing)		N/A										
	If no or only voluntary outputs are to be delivered, please state why and the date this was approved by Lifelong Learning and Skills							Given the value of the works and the anticipated start and finish dates, I would recommend that we do not include E & S on this project. Mark Scott (Future Works Yorkshire, 06/12/16)						

D3	HEALTH AND SAFETY - CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015			
	Principal Designer (insert name)	Paul Bangert, CDS	Notification to Health and Safety Executive required? (i.e. over 30 days construction period PLUS >20 workers on site or 500 person days)	Yes
D4	HIGHWAYS IMPLICATIONS			
	Will this project have any impacts on the highway? (N.B. this includes entrances to developments, landscaping works etc. – not just highways schemes)			No
	If ‘yes’, Cost Manager must ensure that the scheme is notified to SCC’s New Works Team at NewWorks@sheffield.gov.uk so provisions such as highways inspections, commuted sums and other fees (such as Road Safety Audits – set out at C1d) are considered.			
D5	STEEL IMPLICATIONS			
	Is this project likely to have a requirement for steel exceeding c.£100k in value?	No	If ‘yes’, Commercial Services to update the Sheffield City Council Steel Forward Pipeline on the internet.	
D6	KEY PERFORMANCE INDICATORS			
	What project KPIs are we using?	Not Applicable. Value of project not over £500K so aren’t required.		

SECTION EINSURABLE RISKS

E1	INSURABLE RISKS							
	Please select the Insurable Risks that are relevant to this contract							
	E1a	Employee risk (relevant except for sole traders)	Employers’ liability	Yes	E1b	Non-delegable duty of care risk	Public liability	No
	E1c	Physical injury risk to client employees	Public liability	Yes	E1d	Physical injury risk to service users (delegable)	Public liability	Yes
	E1e	Physical injury risk to other members of the public	Public liability	Yes	E1f	Material damage risk to client employees / organisation	Public liability	Yes
	E1g	Material damage risk to service users	Public liability	Yes	E1h	Material damage risk to other members of the public	Public liability	Yes
	E1i	Misuse or mismanagement of personal data risk to client organisation	Public liability	No	E1j	Misuse or mismanagement of personal data risk to service users	Public liability	No
	E1k	Misuse or mismanagement (infringement) of intellectual property risk	Public liability	No	E1l	Financial loss risk to client from professional services (consultants, architects)	Professional indemnity	Yes
	E1m	Medical or clinical negligence risk	Medical / clin. negligence	No				
	E2	INDEMNITY LEVELS						
Please provide the indemnity levels selected for each relevant type of insurance identified								
		Insurance type	Indemnity level (£)	Each & Every (E) or In the Aggregate (A)		Insurance type	Indemnity level (£)	Each & Every (E) or In the Aggregate (A)
E2a		Employers’ liability	£10,000,000	E	E2c	Professional indemnity	2,000,000	A
E2b		Public liability	£5,000,000	E	E2d	Medical or clinical negligence	N/A	-

CONTRACT AWARD APPROVAL

SECTION FEXCEPTION REPORTING

F1	Exception reporting from Procurement Strategy	Not applicable.
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SECTION GTENDER EVALUATION AND AWARD RECOMMENDATION

G1	TENDER DETAILS – received and adjusted (please add rows as required). If using an in-house provider or have only engaged a single provider, please insert the price agreed. If a tenderer withdrew or did not return, please state in ‘Comments’ column								
		Tenderer	Original submitted price	Amended final price (if applicable)	Price score (if applicable)	Quality Score (if applicable)	Total score (price+ quality)	Rank	Comments
	G1a	C D Potter & Sons	£279,942.00	N/A	N/A	N/A	N/A	N/A	Withdrawn. See Section G4 for details.
	G1b	Hobson & Porter	£324,563.88	N/A	N/A	N/A	N/A	2	Received.

	G1c	J P Developers Ltd	£336,172.60	N/A	N/A	N/A	N/A	3	Received.
	G1d	O&P Construction Services Ltd	£362,291.00	N/A	N/A	N/A	N/A	5	Received.
	G1e	R H Fulwood & Co Ltd	£318,903.97	N/A	N/A	N/A	N/A	1	Received.
	G1f	Sanderson Building Services Ltd	£339,700.00	N/A	N/A	N/A	N/A	4	Received.
G2	ARITHMETICAL CHECK				G3	TECHNICAL CHECK			
	An arithmetical check was carried out on the lowest valid tender and no errors were found.					CDS have requested R H Fulwood & Co Ltd’s proposals for the Contractor Designed modular extension and final M&E design elements of the works for approval.			
G4	TENDER QUALIFICATIONS AND CLARIFICATIONS				G5	ADDENDA ISSUED DURING THE TENDER PERIOD			
	Following a request for C D Potter & Sons to submit their priced Work Schedules, Preliminaries and Provisional Sums sections they informed us that they had failed to included for the electrical and mechanical works within the Work Schedules. Despite being given the opportunity to correct their error under the terms of the JCT Alternative 2 tendering note C D Potter & Sons chose to withdraw from the process.					2 Nr Tender Addendum were issued during the tender period. R H Fulwood & Co Ltd have confirmed both were included within their tender.			
G6	PRELIMINARIES				G7	PROVISIONAL SUMS and DAYWORKS			
	R H Fulwood & Co Ltd’s allowance for Preliminary costs of £23,095.15 (or 7.2%) of the tender sum is considered good value for a project of this nature. R H Fulwood & Co Ltd have confirmed they have included for all obligations noted within the tender documents.					There is a Provisional Sum of £15,000 included in the tender for the Provision of a new electrical supply by Northern Powergrid. This allowance is based on a quotation received from Northern Powergrid on 14 th February 2017. A Provisional Sum of £4,500 has also been made to cover the cost of any Dayworks which may be instructed during the Contract or Rectification Periods.			
G8	CONTINGENCIES (outside contract sum)				G9	BOND / ULTIMATE HOLDING COMPANY GUARANTEE Please state if requiring and reasons for this decision			
	A Contingency allowance of £15,000 is to be held outside the Contract Sum.					A Guarantee Bond priced at £1,350 is included in the Tender Sum. It is the intention to ask the Contractor to take out the Bond.			
G10	QUALITATIVE ASSESSMENT QUESTIONS				G11	ASSESSMENT CRITERIA			
	Not applicable. The tender was assessed on price only.					Price: (lowest tender / tender) x 100 Quality: Not applicable.			
G12	FINANCIAL STANDING OF PREFERRED TENDERER (do not complete if using an in-house provider)								
	Tenderer:	R H Fulwood & Co Ltd	Recommendation:	Further to the usual financial checks carried out by the Framework a D&B Financial Check was undertaken on R H Fulwood & Co Ltd by CDS and they were noted as Low Risk. The advice given was to “Proceed”.				Date of approval:	8 th February 2017.
H1	ACTUAL TOTAL PROJECT COSTS (see definitions at section C of the Procurement Strategy above)								
				Procurement Strategy	Contract Award		Reasons for any differences		
	H1a	Total project budget		£3,000,000.00 – Total. £327,231.00 – Phase 1. £2,672,769.00 – Phase 2.	£3,000,000.00 – Total. £418,903.97 – Phase 1. £2,581,096.03 – Phase 2.		Phases 1 and 2 are funded are to be funded from the same OEO Business Unit No.: 90865. Increase in Construction costs. See Sections H1b-H1e below.		
	H1b	Construction cost		£2,238,674.00 – Total. £191,624.00 – Phase 1. £2,047,050.00 – Phase 2.	£2,365,953.97 – Total. £318,903.97 – Phase 1. £2,047,050.00 – Phase 2.		A review of the design information following Procurement Strategy approval identified significant scope change beyond the level tradiationally expected between the RIBA stages. The main changes included the introduction of an internal concrete ramp with glass balustrade to mitigate the change in levels between existing Class Rooms to create the new extended Reception Classbase. It was initially thought that the issue would be dealt with by the application of a levelling screed. The increased cost of the ramp and balustrade is £5,200. A servery with an electrically operated roller shutter was introduced to the party wall between the new Kitchen and Dining Hall at an additional cost of £4,900. Most significantly it became evident following issue of the mechanical and electrical tender information that the job of extending and adapting the existing services to feed the new Kitchen equipment was a more complicated task than initially thought. The final design moved Kitchen equipment into more ergonomical positions (not the assumption at the order of cost estimate stage) adding £35,000 to the initial estimate. £15,000.00 for Northern Powergrid to provide a new electricity supply has been moved from Client costs capital into the Construction cost budget. Whilst Phase 1 construction costs have increased by £127,279.97 a revised Cost Plan for Phase 2 realised sufficient savings to stay within the overall project budget.		

H1c	Fees			£374,500.00 – Total.		£374,500.00 – Total.		<div>There is no change in the amount of CDS fees being recommended for approval from the figure reported at Procurement Strategy stage. A Lump Sum Resource Calculation was initially undertaken for Phases 1 and 2. This totalled £323,500 and was broken down and reported in the Procurement Strategy for Phase 1 as follows:</div> <div><ul style="list-style-type: none">PM Services- £53,000Mechanical Services- £19,500Electrical Services- £18,500Structural Services- £30,000Architectural- £148,500CCM & Procurement Services- £37,500Clerk of Works Services- £16,500</div> <div>An allowance of £25,000 has been made for the 2017 Phase 1 works which when deducted from the breakdown above leaves a budget for CDS fees of £298,500 for Phase 2.</div> <div>In addition to this £2,000.00 has been added to cover all commercial / procurement costs, £1,000.00 for each phase.</div> <div>Finally £44,000.00 of surveys were procured at Phase 1 by CDS to inform the design of Phase 2. A £5,000.00 allowance has been made for an acoustic, SBEM and BREEAM consultant at Phase 2.</div> <div>The £70,000.00 fees for Phase 1 therefore includes the following:</div> <div><ul style="list-style-type: none">CDS fees- £25,000Commercial Services fee- £1,000Surveys- £44,000</div>						
				£70,000.00 – Phase 1.		£70,000.00 – Phase 1.								
				£304,500.00 – Phase 2.		£304,500.00 – Phase 2.								
H1d	Client costs capital			£132,000.00 – Total.		£112,000.00 – Total.		<div>The Provisional allowance of £20,000.00 approved at Phase 1 Procurement Strategy stage for the upgrade of the incoming electricity supply has been revised to £15,000.00 following the receipt of a quote from Northern Powergrid and is now included within the Phase 1 construction costs. The £15,000 allowance was moved into the construction budget to allow the contractor to better co-ordinate the Northern Powergrid installation with their own works.</div> <div>The £15,000 FF&E and ICT allowance based on an allocation for 30 pupils at £500/pupil and approved at the Phase 1 Procurement Strategy stage remains the same and is held outside of the contract sum.</div> <div>The Phase 2 allowance for FF&E and ICT, planning and building control and highway adoption and maintenance charges remains the same to that reported at Procurement Strategy stage.</div>						
Allowances for contingency			£35,000.00 – Phase 1.		£15,000.00 – Phase 1.									
			£97,000.00 – Phase 2.		£97,000.00 – Phase 2.									
H1e				£254,826.00 – Total.		£147,546.03 – Total.		<div>Whilst the Phase 1 Contingency pot has increased due to increased construction costs, the opposite applies to Phase 2.</div> <div>The overall Contingeny pot equates to approximately 5% of the total project construction costs which is considered adequate at this stage.</div>						
			£11,033.00 – Phase 1.		£15,000.00 – Phase 1.									
			£243,793.00 – Phase 2.		£132,546.03 – Phase 2.									
H1f	Revenue cost implications			-		-		Not applicable.						
H1g	Estimated contract value for each contract (see section D8 above)			-		-		Not applicable.						
H2	COMPARISON WITH PRE-TENDER ESTIMATE including reasons for differences													
	See section H1a – H1e.													
H3	RECONCILIATION TO BUDGET													
	Is the tender price greater than:													
	H3a	Total project budget (see C1a above)			No (see section H3d)	H3b	Construction cost (see B1b above)			Yes	H3c	Approved Q-tier / CAF (if different to C1a above)	No (see section H3d)	
	H3d	If so, how will you reconcile this? This could include altering scope or using contingency monies. If scope change, does it still fall within OJEU notice (if applicable) and is it covered by previous delegated authority?												
	Phase 1 and Phase 2 of the Totley Primary Permanent Expansion Scheme share the same OEO Business Unit and have a combined overall budget of £3,000,000. Whilst the overall project budget for Phase 1 of the works is £111,246.97 higher than the figure approved at Procurement Strategy stage, the £3,000,000 overall project budget reported at the Phase 2 Procurement Strategy stage and approved on the CAF is considered adequate for both phases.													
H4	ESTIMATED CASH FLOW													
	H4a	Date of contract start		22 nd May 2017.		H4b	Date of contract end		25 th August 2017.		H4c	End dates of any contract extensions	Not applicable.	
	ANTICIPATED CASH FLOW PROFILE													
			2017/18 £		2018/19 £		2019 / 20 £		2020 / 21 £		2021 / 22 £		Total £	
	H4d	Contract delivery		311,000.00		-		-		-		-		311,000.00

