

COMMERCIAL STRATEGY APPROVAL

CAPITAL CONSTRUCTION PROJECTS


KEY FACTS

Project title	Demolition Of Former Tinsley Junior School	Project value	£166,000.00	Client Portfolio	Resources – T&FM	Evaluation Criteria	Price	100%	Quality	0%	E&S	0%
Purpose and scope of works	<p>Following construction of the New Tinsley Meadows School, which utilises what was part of the Tinsley Green Public Open Space, the former Junior School has been vacant which leaves it vulnerable to vandalism and arson attacks. The original approval for the New Tinsley Meadows School was given with the proviso that new public open space was created by the demolition and basic making good of the former Tinsley Junior School. Landscaping of the site will not be included in this contract as, following demolition of the buildings, the site will be subject to a public consultation exercise to determine future requirements for the site.</p> <p>Utilities will be disconnected and various Surveys carried out prior to the Contractor taking possession. The Contractor will remove any asbestos, softstrip the buildings, demolish down to ground floor slab, remove and backfill the substructures to the Main Building, topsoil the Building's footprint and erect fencing to some areas.</p>											

RECOMMENDATIONS AND APPROVALS

PROCUREMENT STRATEGY		CONTRACT AWARD	
Recommendation:	<p>To approve the procurement of the demolition of former Tinsley Junior School using:</p> <ul style="list-style-type: none"> • SCC Minor Works Demolition Framework Agreement 2015 / 2019. • Mini competition • Single stage, traditional (Client Design) procurement. • JCT 2011 Standard Form of Minor Works Building Contract, incorporating Sheffield City Council's Standard Amendments. • Ancillary contracts set out in this Strategy <p>To grant delegated authority is given to the Director of Commercial Services or her nominated representative to accept Tenders and award a Contract.</p>	Recommendation:	That the Revised Tender of Hague Plant Limited in the sum of £115,780.00 on a fixed price basis be accepted and a Letter of Acceptance be issued.

PROJECT TEAM APPROVALS

	Who	Signature	Date	Signature	Date
Cost Manager	S L Linley	S L Linley	07 th December 2016	S L Linley	12 th May 2017
Project Manager	S Mettam	S Mettam	07 th December 2016	S Mettam	12 May 2017
Contract Manager	S Exley		13 December 2016	S Exley	12 May 2017
Client Lead	C Johnson	C Johnson	13/12/2016	C Johnson	
Technical Manager – C & C M	R Eccles	R Eccles	14 December 2016	R Eccles	15 th May 2017
Procurement Professional	T Sharp	T Sharp	14 December 2016	Phil Moorcroft	
Project Sponsor	N Rodgers	pp C Johnson	21/12/2016	C Johnson	
Head of Capital Delivery Service	S McClean	S McClean	21/12/2016	S McClean	
Capital Programme Group	K Bollington	K Bollington	21/12/2016	K Bollington	
Commercial Director	Kerry Bollington	K Bollington	21/12/2016	K Bollington	

COMMERCIAL SERVICES' APPROVAL DETAILS

Commercial Approval No.		Original Commercial Approval (if extension)	Not Applicable	CDS Project Reference	RE05319
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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: Date of approval:	A2	GATEWAY 1B (CAPITAL PROGRAMME GROUP) Initial Business Case	Date of approval:
A3	GATEWAY 2A (RELEVANT BOARD) Outline Business Case	Name of Board: Capital And Growth Date of approval: 14.12.2016	A4	GATEWAY 2B (CAPITAL PROGRAMME GROUP) Outline Business Case	Date of approval: 22.12.2016
A5	CABINET OR LEADER DELEGATION	Cabinet Date of approval: 19.01.2017	A6	Issue advertisement to market / notify framework participants	Date: 03 rd March 2017
A7	Return of PQQ (if applicable)	Date: Not Applicable (Minor Works Demolition Framework Agreement 2015 / 2019)	A8	Issue of tender documents	Date: 03 rd March 2017
A9	Deadline for tender / mini-competition returns	Date: 03 rd April 2017	A10	Evaluation of tender deadline	Date: 14 th April 2017
A11	GATEWAY 3A (RELEVANT BOARD) Final Business Case	Name of Board: Capital & Growth Proposed date of approval: 12 th April 2017	A12	GATEWAY 3B (CAPITAL PROGRAMME GROUP) Final Business Case and Contract Award Approval	Proposed date of approval: 24 th April 2017 (TBC)

SECTION B BUDGET

B1	TOTAL CAPITAL PROJECT BUDGET	B1a	This must agree to the latest approved value – quote the Q-tier CAF version	£166,000.00	OEO Business Unit No.: 90762 (1147.00) CAF version: 21
	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	£125,000.00	Explanation: Includes Notional Sums of £25,000.00 for Asbestos Removal and £3,300.00 for Dayworks
		B1c	Lotting structure If this requirement is divided into lots, state the value of each lot and explain your approach	Lot 1: £ Lot 2: £ [etc]	Explanation: Not Applicable
		B1d	Fees - please provide a breakdown of all fees (e.g. QSs, in-house design fees, external fees)		Explanation:
			Capital Delivery Service fees	£8,000.00	QS – Production of Tender Documents and Evaluation / Checking of Tender Returns, Interim Valuations, production and agreement of the Final Account and Performance Team – overseeing the YORtender Process and Contract Documents only
			Delivery Partner fees (Turner and Townsend) fees	£N/A	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	£1,000.00	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)	£13,000.00	Building Control – Contract Administration, Principal Designer / CDM Role and checking / approval of the Health & Safety File
			B1e	Client costs capital - any client side costs that are recharged directly to this project	£12,800.00
		B1f	Contingency	£6,200.00	5% Explanation: Construction Cost only excluding Dayworks.
B2	REVENUE COST IMPLICATIONS	N/ A - T&FM have confirmed that to date, 07 th December 2016, no security costs have been incurred and that none are anticipated in the future. Following demolition there will be no Maintenance or			

Security costs.

B3 EXTERNAL FUNDING (E.G. GRANTS / ERDF) Please specify grant, value and how key grant conditions will be complied with Not Applicable

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	<p>This scheme will be procured by way of a mini-competition through the Minor Works Demolition Framework Agreement 2015 / 2019 for the following reasons:</p> <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. <p>We are not appointing by rotation as we believe a competition will provide best demonstrable VFM.</p>			Framework access fee	£N/A
	Full competitive tender process (please specify procedure to be used)	No	More time consuming, and we would be likely to shortlist the same contractors who are already on the Minor Works Demolition Framework – and accepting higher level of procurement risk.				
	In-house provider (please confirm they have been asked to price first)	No	Not Applicable				
	Existing contract (please confirm it can be varied to deliver this project)	No	Not Applicable				
	Single source tender (please provide your evidence for this)	No	Not Applicable				
	Waiver of Council Standing Orders (please provide full justification)	No	Not Applicable				
	Other options considered (please provide details)	Not Applicable					
	Who are our potential contractors and how will we maximise responses?	The Five Contractors on the Minor Works Demolition Framework Agreement 2015 / 2019; they will also be contacted to notify them of the opportunity.					
Above or below OJEU threshold?	Below						
C2	PROPOSED PROCUREMENT ROUTE Please state proposed procurement route e.g. design and build, together with commercial reasons for this choice						
The Minor Works Demolition Framework Agreement 2015 / 2019 – mini-competition to be run under this. This is the type of Demolition Contract the Framework was set up for.							
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, incorporating Sheffield City Council's Standard Amendments as stated and included in The Minor Works Demolition Framework Agreement 2015 / 2019 Tender Documents. This Form of Contract is most appropriate as 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 are the reasons 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	Yes / No					
	PAS91	Yes / No					
	SCC Works suitability assessment (contracts < £164k)	Yes / No	Not applicable, mini competition via framework agreement				
	SCC Works short form (contracts < £500k)	Yes / No					
	SCC Works long form (contracts > £500k)	Yes / No					
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	0%	Employment & skills /100	0%
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	Deterioration of the Buildings requiring repairs prior to the proposed Start on Site date resulting in a Health & Safety Issue.	Building Control will use their Emergency Stand-By Contract / Kier / Amey to carry out any Temporary Repairs to ensure compliance with H & S and Legal requirements.			C7b	Interest in tendering for this project won't be sufficient to generate a Tender List.	The Tender List has been pre-selected via the Minor Works Demolition Framework Agreement 2015 / 2019.		
C7c	Risks to health & safety of employees and the general public.	This will be covered in detail in the Tender Documents. The Construction (Design and Management) Regulations apply and all health & safety responses will be evaluated by the City Council's Health and Safety Team. The Principal Designer and Contract Manager will monitor compliance throughout the delivery period.			C7d	The possibility for Tender returns to exceed the available budget.	Should this be the case the Works will be prioritised and the least urgent omitted.			

C8	OTHER CONTRACTS RELATING TO THE SAME SCHEME (e.g. professional services) Please add rows as required									
C8a	Contract subject	Surveys and Disconnection of Gas Services and Meters	Value	£7,500.00	Procurement route	By Building Control, 3 Quotes.	Form of contract	Standard SCC PO	Date of approval	In conjunction with the Procurement Strategy.
C8b	Contract subject	Disconnection of other Services and Statutory Notices	Value	£5,300.00	Procurement route	By Building Control, Single Named Suppliers (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.							

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)	Not Applicable	D2b	Work experience (16+ years)	Not Applicable	D2c	School workshops / site visits	Not Applicable		
D2d	Internships	Not Applicable	D2f	Employment	Not Applicable	D2g	Apprenticeships (project initiated)	Not Applicable		
D2h	Trainees (project initiated L4 and higher level skills)	Not Applicable	D2i	Graduates	Not Applicable	D2j	Other trainees	Not Applicable		
D2k	Apprenticeships (existing)	Not Applicable								
If no or only voluntary outputs are to be delivered, please state why and the date this was approved by Lifelong Learning and Skills					After discussions with Lifelong Learning and Skills it has been decided that E & S benchmarking requirements would not be included in this Project due to:- 1) The Project is of insufficient duration and value to support apprenticeships. 2) Due to the high level of Health and Safety risks it is a requirement of the Contract that all personnel on site must hold the appropriate Construction Industry Training Board accreditation. This makes this Project unsuitable for Work Experience Placements. Agreed with KM – 05 th December 2016					

D3	HEALTH AND SAFETY - CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015									
	Principal Designer (insert name)	SCC, Building Control	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?	Those Included in The Minor Works Demolition Framework Agreement 2015 / 2019.

SECTION E INSURABLE 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	No
	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	No	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	No
	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	£10,000,000.00	E	E2c	Professional indemnity	Not Applicable	
	E2b	Public liability	£5,000,000.00	E	E2d	Medical or clinical negligence	Not Applicable	

CONTRACT AWARD APPROVAL

SECTION F EXCEPTION REPORTING

F1	Exception reporting from Procurement Strategy	Due to delays in finalising the Scope Of Works Re how the site is to be left the Issue Of Tender Documents Date, Item A8 above, was revised to 06 th April 2017 which has lead the subsequent dates, Items A7 to A12 above, also being revised.
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SECTION G TENDER 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	BDB Dismamantling Ltd	Did Not Tender						
	G1b	Connell Brothers Ltd	£223,375.50						
	G1c	Frank O'Gara & Sons Ltd	Did Not Tender						
	G1d	Hague Plant Limited	£117,450.00	Revised to £115,780.00					
G1e	MHH Contracting Ltd	£117,090.00	Revised to £116,473.00						

G2	ARITHMETICAL CHECK	
	<p>Hague Plant Limited:-</p> <p>1) Incorrect transfer of Page Totals to Collection Pages.</p> <p>These queries have been raised with the Contractor who has elected to revise his Tender, in accordance with Alternative 2 as defined in Paragraphs 68 and 69 of JCT Practice Note "Tendering 2012". See G3 Technical Check for overall adjustment.</p>	

G3	TECHNICAL CHECK	
	<p>Hague Plant Limited:-</p> <p>1) Rates, for specific items, exceeding the maximum allowed <u>IE</u> those submitted in his Tender to be on the Minor Works Demolition Framework Agreement 2015 / 2019.</p> <p>These queries have been raised with the Contractor who has elected to revise his Tender, in accordance with Alternative 2 as defined in Paragraphs 68 and 69 of JCT Practice Note "Tendering 2012". These amendments, including those raised in G2 Arithmetical Check, have</p>	

	MHH Contracting Ltd:- 1) No Errors were found.				reduced his Tender by £1,670.00. MHH Contracting Ltd:- 1) Value of Premium for the Bond not included. 2) Rates, for specific items, exceeding the maximum allowed <u>IE</u> those submitted in his Tender to be on the Minor Works Demolition Framework Agreement 2015 / 2019. These queries have been raised with the Contractor who has elected to revise his Tender, in accordance with Alternative 2 as defined in Paragraphs 68 and 69 of JCT Practice Note "Tendering 2012". These amendments have reduced his Tender by £617.00.			
G4	TENDER QUALIFICATIONS AND CLARIFICATIONS			G5	ADDENDA ISSUED DURING THE TENDER PERIOD			
	There were no Qualifications. Clarifications were requested regarding information submitted, see Items G2 and G3 above.				Appendix M – Drainage Survey Information – Additional Information received and issued to the Tenderers.			
G6	PRELIMINARIES			G7	PROVISIONAL SUMS and DAYWORKS			
	The total for Preliminaries is £15,600.00 which is 16.02% of the Measured Works. This is a reasonable level for the site, the nature of the Works and the Rates, for specific items are predetermind, <u>IE</u> those submitted in the Tenders for the Contractor to be on the Minor Works Demolition Framework Agreement 2015 / 2019.				Provisional Sums – There are no Provisional Sums. Dayworks – £2,330.00.			
G8	CONTINGENCIES (outside contract sum)			G9	BOND / ULTIMATE HOLDING COMPANY GUARANTEE Please state if requiring and reasons for this decision			
	The Contingencies held outside the Contract Sum are £6,200.00.				£450.00 – Due to the Financial Standing of Hague Plant Limited, see Item G12 below, the Bond is not required.			
G10	QUALITATIVE ASSESSMENT QUESTIONS			G11	ASSESSMENT CRITERIA			
	Not Applicable				Price: 100% Quality: NIL%			
G12	FINANCIAL STANDING OF PREFERRED TENDERER (do not complete if using an in-house provider)							
	Tenderer:	Hague Plant Limited	Recommendation:	Proceed	Date of approval:	12 th May 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		£166,000.00	£162,630.00				
H1b	Construction cost		£125,000.00	£115,780.00	Tendered Costs of Dayworks and Asbestos Removal being less than the Notional Sums originally included.			
H1c	Fees		£22,000	£22,000	£8,000.00 (CDS) + £1,000.00 (CS) + £13,000.00 (BC) = £22,000.00			
H1d	Client costs capital		£12,800.00	£18,650.00	Adjustment of the values for the Services included in Item B1e above + Additional Services – Archaeologist's Fees and Removal of Trees. Competitive Quotations have been (or, in the case of Archaeology, will be) obtained except where the Utility / Local Authority have a Statutory right to carry out the Work / Provide the Service. We are entitled to contract directly with such statutory undertakers under Standing Order C.2.2.2.3. The tree removal will be an Internal Order placed with our in-house Parks team. Building Control weren't aware that Archaeologist's Fees and Removal of Trees were required – see 'lessons learned' below.			
H1e	Allowances for contingency		£6,200.00	£6,200.00				
H1f	Revenue cost implications		£NIL	£NIL				
H1g	Estimated contract value for each contract (see section D8 above)		£NIL	£NIL				
H2	COMPARISON WITH PRE-TENDER ESTIMATE including reasons for differences							
	No Pre-Tender estimate was carried out. Due to the specialist nature of the Contract the Values in the Procurement Strategy Approval Section of this Form were based on a Budget Estimate obtained by Building Control from a Demolition Contractor.							
H3	RECONCILIATION TO BUDGET							
	Is the tender price greater than:							
H3a	Total project budget (see C1a above)	No	H3b	Construction cost (see B1b above)	No	H3c	Approved Q-tier / CAF (if different to C1a above)	No

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?							
Not Applicable								
H4	ESTIMATED CASH FLOW							
H4a	Date of contract start	31 st July 2017	H4b	Date of contract end	06 th October 2017	H4c	End dates of any contract extensions	Not Applicable
ANTICIPATED CASH FLOW PROFILE								
		2016/17 £	2017/18 £	2018/19 £	2019 / 20 £	2020 / 21 £	Total £	
H4d	Contract delivery	-	£110,000.00	-	-	-	£110,000.00	
H4e	Retention	-	£5,780.00	-	-	-	£5,780.00	
H4f	Total	-	£115,780.00	-	-	-	£115,780.00	
H5	ACTUAL CONTRACT SAVINGS							
Summation of actual contract construction cost at contract award stage, versus anticipated costs at procurement strategy stage (annual breakdown of figures provided at H1b above)								
		2016/17 £	2017 / 18 £	2018 / 19 £	2019 / 20 £	2020 / 21 £	Total £	
	Savings	-	£3,370.00	-	-	-	£3,370.00	
H6	DETAILS OF ANY OTHER SAVINGS OR BENEFITS							
Once demolished the buildings will:								
<ol style="list-style-type: none"> No longer require insurance, maintenance and repairs, screening, alarms or security. We would estimate that the site being cleared would save us around 40k per annum on security and screening costs (including alarms). The cost of insurance are more difficult to quantify; the amount of money we would save on repairs would be dependent on the level of upkeep we decided to carry out . Not be subject to breaches resulting in theft or arson. No longer be a possible Health and Safety / Insurance Liability risk. Release the land for use by the Local Residents / General Public as an Open Green Space. 								
I1	EMPLOYMENT AND SKILLS OUTPUTS							
I1a	Work experience (14-16 years)	Not Applicable	I1b	Work experience (16+ years)	Not Applicable	I1c	School workshops / site visits	Not Applicable
I1d	Internships	Not Applicable	I1f	Employment	Not Applicable	I1g	Apprenticeships (project initiated)	Not Applicable
I1h	Trainees (project initiated L4 and higher level skills)	Not Applicable	I1i	Graduates	Not Applicable	I1j	Other trainees	Not Applicable
I1k	Apprenticeships (existing)	Not Applicable						
If these differ from the benchmarks set in the Procurement Strategy, please state why here				Not Applicable				
I2	Are there any TUPE implications which have not previously been identified or addressed? If yes, how are these now being addressed?							No
I3	Are there any legal implications which have not previously been identified or addressed? If yes, how are these now being addressed?							No
I4	Are there any lessons learned to inform future procurement strategies?							
Make the decision to demolish as early as possible / practicable and allow sufficient time in the Programme for each of the Processes, including any possible Value Engineering.								
Ensure all related contracts required are communicated to all stakeholders and included withn the procurement strategy.								