

JIC Next Generation Procurement Strategy

September 2017

1.0 Context

- 1.1 John Innes Centre (JIC) and The Sainsbury Laboratory (TSL) need to refine an existing Outline Business Case for submission to BEIS / HM Treasury as soon as practically possible, estimated to be Summer 2018. Construction consultancy services are required to develop in more detail the existing design options, prepare cost estimates, and identify benefits such that the OBC communicates a compelling case for government investment. The OBC should demonstrate all the elements of government best practice for delivery of capital programmes.

2.0 Services Requirements

- 2.1 The following core consultancy services are required to develop the design of the new JIC/TSL (which has been assigned the working title of 'Next Generation Infrastructure'. This is a short list of primary inputs required. A more detailed list of consultancy services, including a breakdown of those listed below is included in Appendix 1 below.

Role Required	Service Required	Comments
Multi-disciplinary Design Team (MDT)	Prepare designs for the identified options	Include for break after RIBA Stage 2 (submission of OBC)
MEP	Prepare MEP designs for identified options	Include for break after RIBA Stage 2 (submission of OBC)
Project Manager	Project Management of the Project Team for the course of the Construction Project including Construction Design & Management Co-ordinator (CDM-C) role	Include for break after RIBA Stage 2 (submission of OBC) PM to work under and within the proposed Programme Management Structure, including PMO
Cost Manager	Cost Management for the course of the Project. Detailed Cost Management of the Construction Project. Overview of overall programme budget	Include for break after RIBA Stage 2 (submission of OBC) CM to work under the Project Manager in respect of construction costs CM to work under the PMO in respect of the programme budget
Planning Consultant	Planning advisory regarding the masterplan context, planning conditions, reserved matters versus detailed application.	BBSRC recommend using local consultants with track record

Legal Advisors	Suite of contracts that supports consultancy interfaces.	A stage appointment is envisaged as legal requirements are developed
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3.0 Procurement Principles

BBSRC has conducted internal workshops and consulted stakeholders on a range of procurement issues to inform an overall strategy. A summary of these issues and their working conclusions is listed below: -

3.1 MDT vs Separate Design Appointments

Principle: Procure MEP services separate to the MDT for greater influence over the appointment, including a detailed scope of services and direct relationship with the consultant.

3.2 Combination of CM and PM Appointments

Principle: Ensure that PM and CM appointments promote independence of thought and challenge.

3.3 PM, CM Sequencing

Principle: Early procurement of CM and PM. The project team tenders may be issued at the same time, but the evaluation staggered to allow input professional input where possible.

3.4 Fee Structure

Principle: Include a lump sum fee for Stages 0 to 2 with an option for appointment for the remainder of design dependent upon confirmation of funding, satisfactory performance and of negotiation of an appointment to support the chosen procurement method (determined in Stage 2).

3.5 Contractor Form of Contract for Construction

Principle: Working assumption that main contractor will be appointed under an NEC4 Form of Contract.

3.6 Form of Procurement for Construction

Principle: Proceed on assumption of two stage D&B to allow for the early appointment of the contractor.

3.7 Timing of Risk Transfer to Contractor

Principle: JIC are keen to explore the optimum timing of risk transfer of the design to the Contractor.

3.8 Expansion-ability

Principle: The designers (and the project team) to take the design proposals for a 50% expansion up to RIBA Stage 2. The Design from Stage 3 onwards will facilitate the eventual construction of the 50% expansion, but not fully design it.

3.9 **Novation**

Principle: JIC are interested in exploring novation for a 2 Stage D&B. A client monitoring / compliance team is proposed to provide technical assurance of contractual requirements.

3.10 **Government Construction Best Practice**

Principle: Tenderers will be encouraged to apply the principles of Government Best Practice in their tender submissions.

3.11 **BIM**

Principle: Include BIM Level 2 within design team appointment and amend as required to suit aspiration.

3.12 **Facilities Management (FM)**

Principle: FM Consultant services to be scoped following initial design work.

3.13 **Local Planning Context**

Principle: Undertake a single tender to procure local service providers.

Appendix 1 – Multi-Disciplinary Design Team

A list of the principle and sub-consultant services within a multi-disciplinary design team.

Architect & Principal Designer

BIM Coordinator & Information Manager

Ecology Consultancy*

Landscape Architect

Civil & Structural Engineering (incl. slab vibration study)

Building Control

Building Services Engineering

- Acoustic Engineering
- BREEAM Advisor
- Electrical Engineering
- Fire Engineering
- Exhaust Fume Dispersion Consultant
- ICT Design
- Signage & Wayfinding*
- Solar / Shadow Evaluation
- Transport
- Utilities Infrastructure Design
- Flood Risk & Drainage*
- Sustainability*
- Air Quality*

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