

WHQS Contracts**Community Scrutiny Committee**

Brief history as follows;

Contract 1

Number of properties tendered	212
Number of properties completed	197
Client budget from H05	£2,400,000.00
Pre-tender estimate from H05	£2,200,000.00
Contract Sum	£1,463,731.00
Final Account (anticipated)	£1,580,250.61
Successful Contractor	Bramall Construction Ltd

Contract 2

Number of properties tendered	218
Number of properties completed	218
Client budget from H05	£2,100,000.00
Pre-tender estimate from H05	£1,980,500.00
Contract Sum	£1,579,819.00
Final Account (anticipated)	£1,920,000.00
Successful Contractor	Anthony Dever Construction Ltd

Contract 3

Number of properties tendered	209
Number of properties completed	213
Client budget from H05	£2,200,000.00
Pre-tender estimate from H05	£1,855,519.00
Contract Sum	£1,563,094.0
Final Account (anticipated)	£1,306,530.29
Successful Contractor	Bramall Construction Ltd

Contract 4

Number of properties tendered	237
Number of properties completed	232
Client budget from H05	£2,000,000.00
Pre-tender estimate from H05	£1,900,000.00
Contract Sum	£1,646,798.00
Final Account (anticipated)	£1,928,117.00
Successful Contractor	Anthony Dever Construction Ltd

Contract 5

Number of properties tendered	233
Number of properties completed	227
Client budget from H05	£1,800,000.00
Pre-tender estimate from H05	£1,758,631.25
Contract Sum	£1,714,680.00
Final Account (anticipated)	£2,003,561.11
Successful Contractor	Anthony Dever Construction Ltd

Contract 6

Number of properties tendered	231
Number of properties completed	215
Client budget from H05	£2,660,000.00
Pre-tender estimate from H05	£3,290,000.00
Contract Sum	£2,841,243.00
Final Account (anticipated)	£2,645,421.00
Successful Contractor	Anthony Dever Construction Ltd

Contract 7

Number of properties tendered	189
Number of properties completed	189
Client budget from H05	£2,254,000.00
Pre-tender estimate from H05	£2,647,000.00
Contract Sum	£2,437,975.10
Final Account (anticipated)	£2,437,975.10
Successful Contractor	Anthony Dever Construction Ltd

Contract 8

Number of properties tendered	177
Number of properties completed	152
Client budget from H05	£2,208,000.00
Pre-tender estimate from H05	£2,765,205.64
Contract Sum	£2,777,649.40
Final Account (anticipated)	£2,575,327.40
Successful Contractor	Bramall Construction Ltd

Totals

Client budget from H05	£17,622,000.00
Pre-tender estimate from H05	£18,396,855.89
Contract Sum	£16,024,989.50
Final Account (anticipated)	£16,397,182.51

Tenders for Contract 8 were opened on 01/10/12

G Purchase	Declined
Anthony Dever Construction Ltd.	£2,899,987.00
Watkin Jones Group	Declined
Integral UK Ltd.	Declined
Bramall Construction Ltd.	£2,777,649.40

Procurement

Discussions have been held with the Strategic Procurement Unit (SPU) regarding exclusion of poor performing contractors from future works. SPU have advised that this is not possible under the current EU Procurement Regulations unless there has been a proven case of Professional Misconduct carried out by the contractor.

The new 21st Century Schools Framework aims to address this by incorporating into the management system a set of Key Performance Indicators to monitor time, cost and quality amongst others. Contractors that regularly underperform will be required to attend the Strategic Management Board to discuss the underperformance and agree an action plan for improvement.

Contract Management Arrangements from Design & Construction (D&C):

D&C were commissioned by Housing Services (client) to administer the contract on their behalf.

With regards to managing the contract, the historic arrangement that exists between Housing and D&C is that D&C are responsible for the administration of the contract and the payments, whereas Housing are responsible for the site supervision / quality control / construction side. This is not the usual way construction projects are managed. However, this arrangement was set up at the request of Housing some years ago and if strict channels of communication are adhered to, this arrangement can work.

Monitoring Procedures

Once contracts are let, they are monitored regularly throughout their duration through the following procedures:-

Progress Meetings that are held at monthly intervals and chaired by DCC.

The Contractor and Clerk of Works present their written or verbal reports at these meetings.

All aspects concerning progress, policy and any outstanding verification of the requirements / proposals are to be discussed and minuted for action where applicable. Minutes from Progress Meetings are to be accepted as direction for action but variations to the contract will be the subject of separate CAIs (Contract Administrator's Instructions) issued by DCC. Any dissents are to be notified within 7 days.

Weekly Clerk of Works Reports / Updates gives a detailed account of what dates properties are opened / closed together with specific dates when various elements of work are carried out / length of time in properties etc.

Clerk of Works / Tenant Liaison Officer on site daily and weekly visit from Design and Construction. Day to day issues generally resolved at site level and confirmed via e-mail correspondence.