

Hexham High/Middle Reorganisation – Procurement Timeline

Design and Build Competition Timeline (OJEU with 3 bidders dropping to 2)

	Week 1	Week 2	Week 3	Week 24	Week 25	Week 26	Week 27	Week 28	Week 29	Week 30		Week 31	Week 32	Week 33	Week 34	Week 35	Week 36	Week 37	Week 38	Week 39	Week 40	Week 41	Week 42	Week 43	Week 44	Week 45	Week 46	Week 47	Week 48	Week 49	Week 50	Week 51	Week 52	Week 53	Week 54	Week 55	Week 56	Week 57	Week 58	Week 59	Week 60	Week 61	Week 62	Week 63	Week 64	Week 65	Week 66	Week 67	Week 68	Week 69	Week 70	Week 71	Week 72	Week 73	Week 74	Week 75	Week 76	Week 77	Week 78
OBC Instruction on 10th July 2018	30-Jul-18	6-Aug-18	13-Aug-18	7-Jan-19	14-Jan-19	21-Jan-19	28-Jan-19	4-Feb-19	11-Feb-19	18-Feb-19		25-Feb-19	4-Mar-19	11-Mar-19	18-Mar-19	25-Mar-19	1-Apr-19	8-Apr-19	15-Apr-19	22-Apr-19	29-Apr-19	6-May-19	13-May-19	20-May-19	27-May-19	3-Jun-19	10-Jun-19	17-Jun-19	24-Jun-19	1-Jul-19	8-Jul-19	15-Jul-19	22-Jul-19	29-Jul-19	5-Aug-19	12-Aug-19	19-Aug-19	26-Aug-19	2-Sep-19	9-Sep-19	16-Sep-19	23-Sep-19	30-Sep-19	7-Oct-19	14-Oct-19	21-Oct-19	28-Oct-19	4-Nov-19	11-Nov-19	18-Nov-19	25-Nov-19	2-Dec-19	9-Dec-19	16-Dec-19	23-Dec-19	30-Dec-19	6-Jan-20	13-Jan-20	20-Jan-20

OJEU Open Competition Competitive Dialogue (D&B)

Approx. RIBA Stage	RIBA Stage 0 (Strategic Definition)	RIBA Stage 1 and Stage 2 (Preparation and Brief, Concept Design)	RIBA Stage 3 (Developed Design)																								RIBA Stage 4 (Technical Design)													RIBA Stage 5 (Construction)	RIBA Stage 6 (Handover and Close Out)	RIBA Stage 7 (In Use)													
Framework Stage		Outline Business Case (OBC) (c.25 Weeks)	OJEU Contract Notice (5 Weeks)					Local Competition (c.26 Weeks)																								Planning Submission (4 to 5 Weeks)				Planning Determination (13 to 16 Weeks)									Construction	Handover and Defects Liability Period	In Use								
Week		Week -5 to Week -6	Week -5	Week -4	Week -3	Week -2	Week -1	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15	Week 16	Week 17	Week 18	Week 19	Week 20	Week 21	Week 22	Week 23	Week 24	Week 25	Week 26	Week 27	Week 28	Week 29	Week 30	Week 31	Week 32	Week 33	Week 34	Week 35	Week 36	Week 37	Week 38	Week 39	Week 40	Week 41	Week 42	Week 43	Week 44	Week 45	Week 46	Week 47	Week 48
Stage Summary	NCC agrees Business Case and Strategic Brief	NCC in conjunction with technical advisor prepares an Outline Business Case to end of RIBA Stage 2 – including a Feasibility Study of the concept design as a costed control option. Concept design to be used as the baseline for the design competition.	Technical advisor working alongside Procurement Team prepare contract notice and output specification for issue by NCC					<p>Office Open (5 plus 2 weeks) Combined Prequal/ Invitation to Participate in Dialogue Part 1 (PQ/ITP)</p> <p>Invitation to Participate in Dialogue Part 2 (12 weeks – 9 weeks of dialogue with a 1 week interim evaluation and 2 weeks at the end for pricing)</p> <p>Evaluation and Appointment (5 Weeks)</p> <p>Judicial Period (2 weeks)</p> <p>Contractor's Proposals (13 Weeks)</p> <p>Contractors Proposals Review (4 Weeks)</p> <p>Christmas 2019</p> <p>Contract Finalisation (3 Weeks)</p>																								Construction	Handover and Defects Liability Period	In Use																					
PCSA Payment Milestone			PrequalITP to Contract Close: 40 to 45 Weeks Framework Users to draft realistic programmes based on project-specifics					<p>Issue of OJEU Contract Notice: issue of PQ/ITP and hosting of bidders day</p> <p>PQQ evaluation and shortlisting</p> <p>NCC approval of shortlist</p> <p>Design Competition: Client Engagement Meetings (CEMs) leading to production of the Design Development Deliverables and responses to quality questions (3 bidders tendering)</p> <p>Evaluation and shortlisting from 3 to 2 bidders</p> <p>Design Competition: Client Engagement Meetings (CEMs) leading to production of the Design Development Deliverables and responses to quality questions (2 bidders tendering)</p> <p>Design freeze and contractor pricing of proposals</p> <p>Tender evaluation and report</p> <p>NCC selection approval of preferred contractor: including submitting and approval of Final Business Case</p> <p>Preparation, submission and validation of Planning Application</p> <p>Time allocation subject to expected planning determination period (typically 8 to 10 weeks)</p> <p>As per Employer's Requirements Part A</p> <p>Time allocation subject to expected planning determination period</p> <p>Time allocation subject to expected planning determination period</p> <p>Period of shutdown within industry over Christmas and New Year.</p> <p>Finalisation, agreement and signature of contract following planning permission</p>																										Milestone 2: Contract Close remaining pre-construction fee - paid under ESFA D&B Contract																					

Notes / Assumptions / Key Points

- RIBA Stage 1 and 2 kept constant for all options
- Date timeline assumes OBC approved at Cabinet meeting on 12th February 2019 and works instructed to commence on Monday 25th February 2019
- OJEU Notice and Prequal/Invitation to Participate in Dialogue PITT issued on 25th February 2019 so would need drafting now ready for issue
- Client Engagement Meetings (CEMs) for design development held over a 9 week period for NCC OJEU options, but mandatory 6 weeks for ESFA option.
- One of the NCC OJEU Options includes an evaluation period to reduce number of bidders from 3 to 2, which is preferred by the market.
- Procurement via ESFA Framework route is quicker by 7 weeks (NCC to determine benefit of this time against potential levy cost and ESFA potential to be involved with decision/ approval process).
- Shortlisting down to 2 bidders via OJEU route would add a further week and extend the timeline to 8 weeks beyond ESFA timeline (excludes Christmas shutdown).