

# GILLESPIES

## DARLINGTON PEDESTRIAN HEART

### REPORT ON ECI WORKSHOPS

#### 1. INTRODUCTION

Five workshops were held with each of the short listed contractors over 12 and 13<sup>th</sup> of January. All agreed that they had been very useful.

#### 2. MAIN ARISING

- All felt that ECI and target cost contracts were the best way ahead (although with varying degrees of vigour) given typical uncertainty on streetworks schemes due to stats, drainage etc. Gave flexibility for design team, client and contractor to work together to achieve a better scheme at a fair price.
- Target cost NEC forms of contract were therefore recommended. There was no consensus on whether that be based on BQ or activity schedule.
- All agreed that there were different ways of 'doing' an ECI process, with one contractor suggesting minimal design and tender documentation and maximum contractor involvement at one end of the scale whilst at the other end there is the traditional route of extensive design and tender documentation and minimal contractor involvement. There was no consensus as to which was best.
- ECI process (or protracted mobilisation) should follow a selection process which would select one contractor. Between eight and twelve weeks was recommended.
- Costs of ECI could be part of general costs or agreed as separate fee.
- All stressed benefits of contractor employed liaison representative, to act as single point of contact for shopkeepers/businesses
- Each contractor had a different view on how works would be organised on site. But there was a consensus in terms of needing a schedule of constraints.

- There was a variety of views on how long the works would take from between 51 to 78 weeks
- All thought scheme costs matched budget, although one thought works could cost as little £4m.
- All felt that convenient site compound would be crucial. One suggested Feethams car park and derelict site. Some suggested using empty shop for scheme reception, site offices and even mess facilities.
- There were different views on whether old steps could be economically reused. There were different views on best bedding and pointing techniques.
- All thought that it would be more economical to only shut down for 2 weeks over Xmas and work in quieter areas in the run up/post xmas Dec/Jan periods
- **There was consensus on key risks;**
  - a. **Costs and delays of stats**
  - b. Costs of foundations
  - c. Design changes due to consultations and politics
  - d. Cellars on high row
  - e. Water feature
  - f. Chronological lighting control and supply uncertainty

### 3. WAY AHEAD

#### We propose a 'middle way' ECI process;

- Detailed design split into three phases, Tender, Working Drawings (worked up during tender period) and then Construction. The process of producing the tender drawings will be truncated but not so much that there was no certainty over the critical 'quality' details.
- Tender will be based on a target BQ which would be more flexible than traditional Bill, but would give a fair comparison of rates and prices.
- Contractor would be selected on 50/50 basis of tender price and quality submission. Quality submission would include, method of operation, programming/phasing, plan of action regarding stats, proposed liaison, experience of staff to work on the job, etc.
- Use NEC D (Target cost with a BQ possibly with GMP.)
- ECI process would take place over 12 weeks. At the end of that period Target Cost and GMP would be fixed.
- 18 Month construction period to give a float for stats. This would give a completion by end of Feb 2007. This could easily be truncated if

stats are less problematic so that completion is before Xmas 2006.

Savings in prelims would act as the incentive.

- **Minimise risks and uncertainty by**
  - **Trials trenches to establish service locations/conditions as far as possible.**
  - CCTV condition/location survey of existing drainage and try to design drainage as much as possible pre-tender.
  - Core sample of road sub base to establish construction build up
  - Look at cellars
- **Other actions to help tender process;**
  - Set out a schedule of constraints and broad steer on phasing for tender documents
  - Resolve site compound location

What we are less clear about is how onerous in terms of people input the ECI period will be. This needs to be thought through.