

Marking Scheme for Design & Build

For Design & Build

Tender Analysis
(C.C.) 2

Appendix C

Appendix A/1

CONTRACT NO. _____
DESIGN AND CONSTRUCTION OF _____
PROGRAMME NO. _____
TENDER ASSESSMENT MARKING SCHEME

- A. The assessment of the tenders is based on the scores, subject to a stated maximum, will be listed. The maxima are chosen to give a suitable
- B. The Assessment Board comprises the following off
Chairman -
Members -
- C. The Marking Scheme :-

EXAMPLE

	Assessment Criteria	Score (Maximum)
1.0	<u>Price</u>	
1.1	<u>Tender Price</u>	45
1.2	<u>Adequacy of Tender Price Document</u>	5
	(A) Sub-total	(50)
2.0	<u>Quality</u>	
2.1	<u>Adequacy of Technical Submission</u>	
	(a) <u>Functional Requirements</u>	6
	(b) <u>Method Statement/Programme</u>	4
	(B) Sub-Total	(10)
2.2	<u>Design</u>	
	(a) <u>Architectural + Landscaping</u>	15
	(b) <u>Structural</u>	7
	(c) <u>Building Services + M&E + Electronic Systems</u>	8
	(C) Sub-Total	(30)
2.3	<u>Quality Assurance/Construction, Quality/Safety and Environmental Protection</u>	3
2.4	<u>Project Management Team</u>	2
2.5	<u>Design Team/Management</u>	3
2.6	<u>Offer Exceeding Requirements</u>	2
	(D) Sub-Total	(10)
	TOTAL SCORE (A+B+C+D)	100

Conditions of Tender (Design and Build)
File: cot.db

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NOTE: The above Price and Quality elements as well as the maximum scores are indicative only.

EXPLANATORY NOTES FOR TENDER ASSESSMENT MARKING SCHEME

1.0 Price (Score: maximum [10] marks)

1.1 Tender Price (maximum [4] marks) - The lowest tender with a score of the maximum marks i.e. [4]. Marks will then be allocated to other tenders using a formula system in which marks are awarded proportionally in relation to the tender prices as follows :

Tender prices : T1, T2, T3, T4

Note : Tender prices will be reduced to "net present value" for comparison purposes.

Allocation of marks: T1 = Maximum Marks (i.e. [4])

$$T2 = \text{Max.} \times \frac{T1}{T2}$$

$$T3 = \text{Max.} \times \frac{T1}{T3}$$

$$T4 = \text{Max.} \times \frac{T1}{T4}$$

1.2 Adequacy of Tender Price Document
(max [4] marks)

(a) Adequate information of tender price breakdown for -

- (i) "net present value" calculation *life-cycle costing.*
- (ii) the valuation of milestone payments
- (iii) the valuation of variations
- (iv) the valuation of dayworks (Delete if SCC [] - Dayworks is not used)

2.0 Quality (Score: maximum [10] marks)

- [Criterion]

2.1 Adequacy of Technical Submission (max [10] marks)

- [Element]

(a) Functional Requirements (max [6] marks)

- [Sub-element]

- (i) Optimisation of the development taking)
into account gross floor area)
requirements, plot ratio, height)
restriction, permitted site coverage,)
lighting and ventilation requirements) - [Aspects]
under the Building (Planning))
Regulations, schedule of accommodation)
area requirements, spatial relationship/)
circulation and architectural/structural/)
building services requirements.)

(ii) Adequacy of submitted documentation e.g.) - [Aspects] with reference to the Conditions of) Tender.

(b) Method Statement/Programmer (max [4] marks)

2.2 Design (max [40] marks)

(a) Architectural + Landscaping (max [15] marks)

- (i) Aesthetics and overall appearance
- (ii) Circulation (vehicular and pedestrian)
- (iii) Quality of finish/Maintenance
- (iv) Design layout
- (v) Environmental aspects

(b) Structural (max [7] marks)

- (i) Effectiveness of structural layout
- (ii) Ease of construction
- (iii) Risk during construction

(c) Building Services + M&E + Electronic Systems (max [8] marks)

- (i) Design of systems
- (ii) Energy efficiency features
- (iii) Operation and maintenance facilities and provisions

2.3 Quality Assurance/Construction Quality/Safety and Environmental Protection (max [4] marks)

- (i) Quality management system and procedures
- (ii) Safety Plan
- (iii) Environmental protection plan

2.4 Project Management Team (max [2] marks)

- (i) Project team and liaison management

2.5 Design Team/Management (max [3] marks)

- (i) Design team and liaison management

2.6 Offer Exceeding Requirements (max [2] marks) *Bonus Mark*

- (i) Provisions with quality or standard over and above the Employer's Requirements on major aspects. Marks will be given to proposals which provide the Employer with long term benefits of more efficient operation and therefore savings on maintenance costs. Alternative tenders shall be dealt with in accordance with Special Condition at Tender []

Tender Report Checklist for D & B

ASSESSMENT CRITERIA CHECKLIST

(Extracted from Administrative Procedures for D & B Contracts 99 Ed. by Works Bureau.)

Main Points	Sub-Points	Discussion
* 1. Price	<ul style="list-style-type: none"> Overall amount Sufficient breakdown to permit check Financial offers 	<p>Including compliance with budget:</p> <p>i.e. to conduct discounted cashflow calculation, enable milestone payments and a basis for valuation of changes.</p> <p>i.e. shorter construction period.</p>
2. Quality	<ul style="list-style-type: none"> Compliance with Brief Programme Sectional completion Availability of outline design Aesthetics Method Statement Quality standards Quality assurance Safety aspects Environmental aspects * Maintenance Factors Project management Design method and management Validity of Sub-surface Assessment and Method Statements Equipment/Recurrent costs Guarantees offered Clear options offered i.e. Lack of 'lags' or ambiguities * Offers exceeds the Design Brief Others (Project specific items) 	<p>Assessment of the adequacy and reliability of the technology</p> <p>Clarify and supporting documents to permit check</p> <p>Relevant where there are interfacing projects</p> <p>Clear statement required of specification, finish, quality and standards.</p> <p>Of construction in particular</p> <p>Quality of material, availability of servicing, common use of single brand or supplier, access for maintenance</p> <p>Experience of nominated personnel and management structure</p> <p>Design programme</p> <p>Operation and maintenance. Quality of E&M and BS Equipment Reputation and permanency of Manufacturer/Supplier</p> <p>Warranties, benefits assigned to owner</p> <p>In terms of quality, time and other consequences</p> <p>i.e. provisions with quality or standard over and above major aspects.</p> <p>i.e. Rateable value, maximum net useable floor area, etc.</p>