

SME Digital Acceleration Series

CitA

Local Authority Experience using Design & Build incorporating MMC

Diarmuid McGowan
MSCSI MRICS

Senior Quantity Surveyor
MMC/ Design & Build Advisor
Housing Advisory Unit





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2019



2023

Above shows examples where Design & Build has been used both in Housing Units & Apartment Complex in Wicklow

High Level Initial Steps Design & Build



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- Establish **Consultant & Main Contractor Frameworks**
- As an LA we firstly looked in detail (working closely with DHLGH, the Department) at how we could **streamline the approval process** in relation to the Delivery of our first D&B project.
- Once the site is identified and all site investigations are carried out, **planning drawings for Part 8 submission** should be prepared.



Main Contractor Framework

- Award Criteria Tip “**Reliability and Continuity of Supply**”
- Tenderers will be required to demonstrate to the Contracting Authority by providing **evidence from a minimum of two (2no.) independent Employers'** Representatives regarding similar project deliveries previously and currently being provided by the tenderer and a site visit if deemed necessary by the Contracting Authority
- A score of **60 out of 100 marks** in this section is a pass. Failure to achieve the minimum score will result in exclusion from the competition.



Tender Documents



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Volume A: Works Requirements

- Employer's Requirements
- Architect's Performance Specification
- Landscape Specification
- Public Lighting Specification
- Site Plan/Site Location Plan
- Civil/Structural Performance Specifications
- Mechanical/Electrical Performance Specifications

Volume B: Invitation to Tender

- Invitation to Tender
- Instructions to Tenderers (ITTW2)
- Tender & Schedule for Works Designed by the Contractor (FTS2)

Volume C: Pricing

- Pricing Document

Information Package

- Public Works Contract PW-CF2
- Performance Bond MF1.6
- Collateral Warranty MF1.12
- Letter of Acceptance MF1.4
- Drawings – Architect, Civil/Structural, M&E
- M&E Tender Return Schedules
- Indicative Programme
- Appointment of PSCS/PSDP MF1.10
- Design Risk Assessments
- Site Investigation Report
- Topographical Survey
- Screening Report for Appropriate Assessment
- Part 8 Documents
- BC(A)R Documents – INFs, Contractor's Matrix etc.

Technical Exceptions Form



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Tenderers shall list all Exceptions, Clarifications, Exclusions, or Technical / Specification Alternatives from those defined in the Works Requirements. Such exceptions, clarifications, exclusions or alternatives must clearly document any cost impacts of the proposed exception, clarification, exclusion or alternatives compared to the base Works Requirements.

Tenderer to check the box that applies:

Tenderer makes the below Exceptions, Clarifications, Exclusions, or Technical / Specification Alternatives with respect to their Submitted Tender. Tenderer does not submit any Exceptions, Clarifications, Exclusions, or Technical Specification Alternatives with respect to the submitted Tender.

Note: Tenderer may retype this page but this format is required. Exceptions, Clarifications, Exclusions, or Technical / Specification Alternatives are defined in the table as “Exceptions” for convenience. In the event that Tenderers fail to complete or submit this form, the Tenderer will be deemed to have confirmed that they are not submitting any exceptions and their tender is fully compliant with the Works Requirements.

Contractor Name:	Project:	
Reference (Works Requirements, Drawings, Specification, Appendix, Clause etc.)	Description of Exception	Reason for Exception

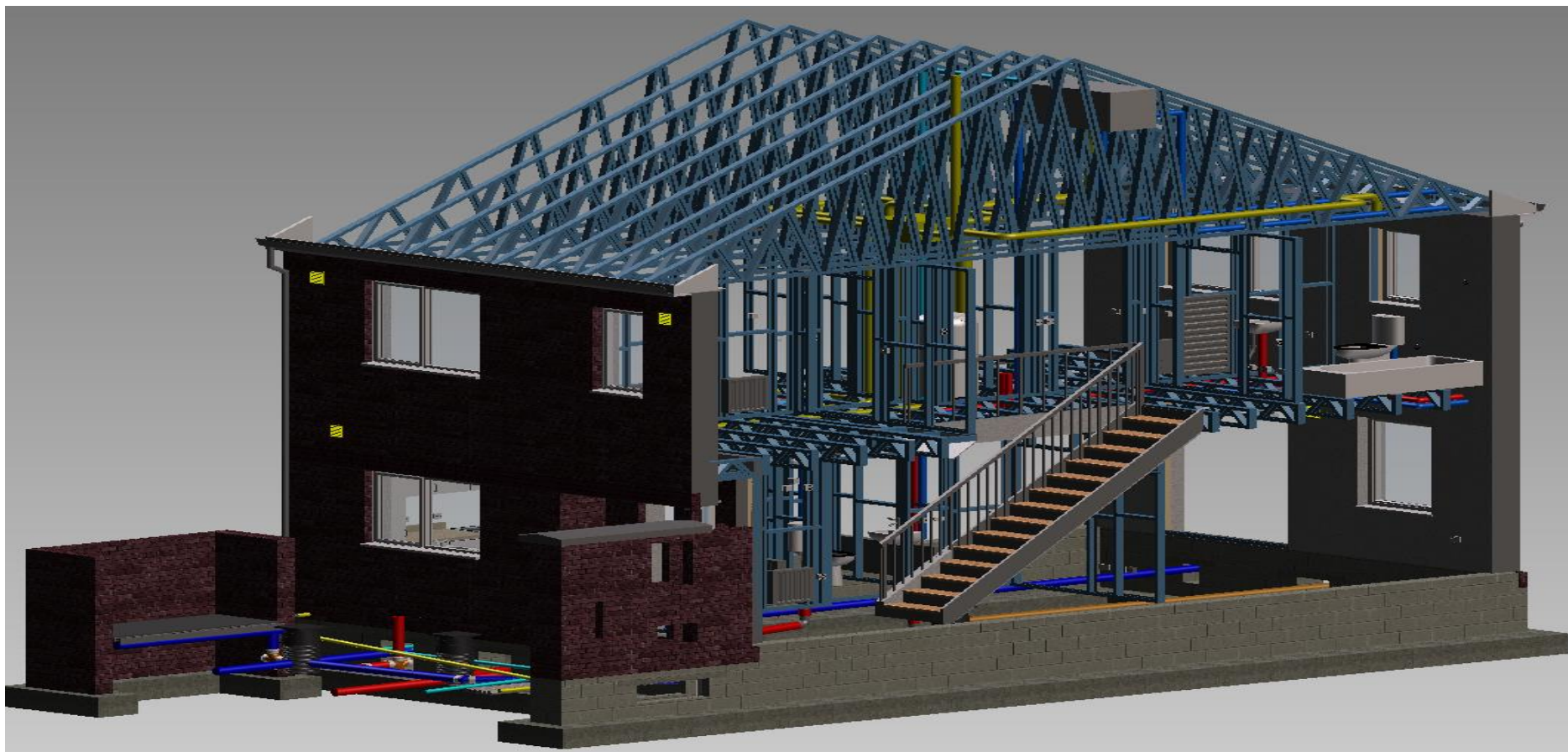
Gate way Sign off & On Site Compliance Samples



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Benefits of MMC

- **Off-Site Manufacturing benefits- leaner construction**
- **High level of pre-preparation- reduced processes**
- **Construction challenges resolved at the Design and Construction Planning Stages**
- **Frames are light-weight, strong and durable**
- **Speed of construction**
- **Irish Agreement Certification Approved**

Design Build approach V's Traditional Contract



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- Sample Assessment of 13 projects
- **PW-CF1 (Designed by the Employer) Five Projects**
- Stage 1 submission to completed units on site (4.5 to 5years typically)
- Average number of Change Orders = 90
- Final Account over run = 10%
- **PW-CF2 (Designed by the Contractor) Eight Projects**
- Stage 1 submission to completed units on site (2.5 to 3years typically)
- Average number of Change Orders = 10
- Final Account over run = 2%

Design Build approach V's Designed by the Employer Delaney Park Arklow 47 Social Houses



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- PW-CF1 (Designed by the Employer) Stage 1 to Substantial Completion 4.5 years
- Contract Sum €8.8m Change Order Total €1.1m
- 12.5% over the contract sum
- Stage 2 to Stage 3 submission Design and Tender Documents 18months
- Change Order Number = 75
- 24 months Construction Programme

Design Build approach V's Designed by the Employer Merrymeeting Rathnew 46 Social Houses



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- PW-CF2 (Designed by the Contractor) Stage 1 to Substantial Completion 2 years 10months
- Contract Sum €9m Change Order Total €175,000
- 2% over the contract sum
- Stage 2 approval to Gateway sign-off for Design 8months
- Change Order Number = 13
- 19 months Construction Programme

Summary of Time Savings



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- Once you have established frameworks, you will **save time in the procurement** process.
- Standardization of the unit types also **saves time in the Part 8 design process**
- Significant reduction in time for the overall design due to gateway sign off process
- **Approval process is shorter** and streamlined
- Timber or Steel Frame **saves time on the construction programme**, repetitive work due to standard designs for 1,2 & 3 bed types
- Significant **reduction in Change Orders & Final Account agreement**



**Wicklow County Council
Design & Build Pipe Line 2021-2022- 2023**

Projects Completed

Whitehall, Baltinglass (First Project)	-LGS SYSTEM	34	Completed (2019)
Merrymeeing, Rathnew	-LGS SYSTEM	46	Completed (2021)
Carnew	- LGS SYSTEM	30	Completed (2021)
Ard Na Greine	-LGS SYSTEM	31	Completed Jan 2022
Ashtown Lane	-LGS SYSTEM	40	Completed March 2022
Mountainview NTMK	-TIMBER FRAME	20	Completed April 2022
Sheenan Court		7	Completed June 2022
Avondale Phase 2	-TIMBER FRAME	20	Complete June 2023
Greenhills (1 ST WCC Affordable)	-TIMBER FRAME	36	Completed June 2023
Ceadar Court	-TRADITIONAL & TIMBER FRAME	14	Completed June 2023

Projects on Site

Shillelagh	-TRADITIONAL BUILD	20	Due to Complete December 2023
Treetrouts	-TIMBER FRAME	41	Due to Complete Feb 2024
Merrymeeing Rathnew Phase 2	-TIMBER FRAME	20	Due to Complete March 2024
Ballynerrin	-TIMBER FRAME	10	Due to Complete March 2024
Tinahely	-ICF SYSTEM	20	Started on site June 2023

Tender Process not on site

Carrigona Bray		14	Going to tender June 2023
Ashford		23	Go to tender August 2023
Lott lane		75	Returned August 2023

TOTAL 501

Procurement Efficiency - Frameworks






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TABLE 1 –Current Main Contractor D&B Groupings

Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Meath	Sligo	Cork County	Limerick	Carlow	Kilkenny	Dun Laoghaire Rathdown
Louth	Roscommon	Kerry County	Galway City	Laois	Waterford	Kildare
Westmeath	Mayo		Galway County	Offaly	Tipperary	South Dublin
Cavan	Leitrim		Clare	Longford	Wexford	
Monaghan	Donegal				Wicklow	

Stand-alone frameworks	Dublin City	Fingal
Competitive Dialogue/ Stand-alone Framework	Cork City	

-  Denotes accelerated delivery / priority.
-  Denotes actively engaged on D&B projects
-  Lead Counties

Video of Construction of Whitehall from start to completed units



190703381&mp4

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Thank you

Diarmuid McGowan

diarmuid.mcgowan@housing.gov.ie