

## Procurement Route Options Comparison – Farnborough Leisure Facility

Procurement Option	Advantages	Disadvantages
<b>Design and Build</b>	<ul style="list-style-type: none"> <li>• Get to a fixed price but this can be after changes to specified scheme</li> <li>• More flexibility for change throughout the development process</li> <li>• Able to involve operator in design</li> <li>• Operational procurement can progress alongside capital scheme</li> <li>• Risk transfer to operator (for lifecycle maintenance on a new build)</li> <li>• Operator contract likely to be 10 +5 years maximum</li> <li>• Operational delivery ‘controlled’ through a specification</li> <li>• Ability to select (from those who tender) the specialist facility development team</li> </ul>	<ul style="list-style-type: none"> <li>• Cost to any subsequent variations in scheme</li> <li>• Potential cost creep due to changes</li> <li>• Timescale for procuring all specialist disciplines</li> </ul>
<b>Design, Build, Operate and Maintain</b>	<ul style="list-style-type: none"> <li>• Cost certainty, based on specified design</li> <li>• Cost certainty may be beneficial in the context of limited capital</li> <li>• Operator part of consortium so would be involved in the in design</li> <li>• Risk transfer to operator (for lifecycle maintenance on a new build)</li> <li>• Long term operational contract- minimum 25 years</li> </ul>	<ul style="list-style-type: none"> <li>• Less flexibility to change design as scheme progresses; if changes are made there is likely to be significant cost</li> <li>• Long term operational contract- minimum 25 years</li> <li>• Timescale for procuring the DBOM consortium</li> <li>• Less choice over the specialist team procured- come as a consortium</li> </ul>

Procurement Option	Advantages	Disadvantages
	<ul style="list-style-type: none"> <li>• Operational delivery 'controlled' through a specification, but harder to remove the operator if there is concern, due to longer contract term</li> </ul>	
<b>UK Leisure Framework</b>	<ul style="list-style-type: none"> <li>• Get to a fixed price but this can be after changes to specified scheme</li> <li>• More flexibility for change</li> <li>• Able to involve operator in design</li> <li>• Operational procurement can progress alongside capital scheme</li> <li>• Significantly faster procurement route as through a Framework where all suppliers have already been tested</li> <li>• Operational delivery 'controlled' through a specification</li> <li>• Ability to select (from the Framework) the specialist facility development team</li> <li>• Working with Alliance 'buys' you some project management time on a project which obviously helps to manage cost, timescales, appointments etc</li> </ul>	<ul style="list-style-type: none"> <li>• Cost to any subsequent variations in scheme</li> <li>• Potential cost creep due to changes</li> <li>• Cost of using the Alliance Framework</li> <li>• Sometimes Alliance suggest facility mix options which do not reflect the core needs assessment – this needs to be managed. If additional more commercial elements are needed this is fine, but schemes should focus priority on delivering the identified facility needs.</li> </ul>