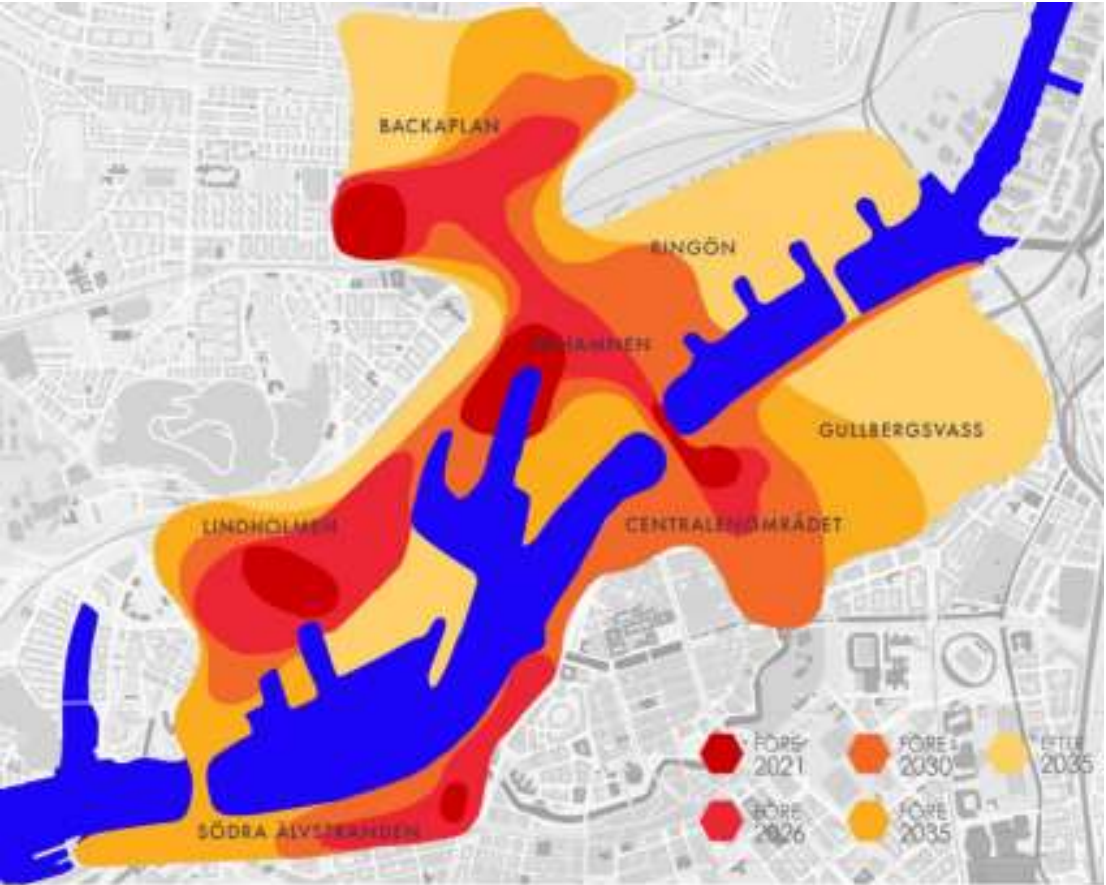


# Construction contracts in extended collaboration and partnering

## The exploitation administration

Robert Nilsen

# Development of public space



Älvstaden

Sustainable city – open to the world



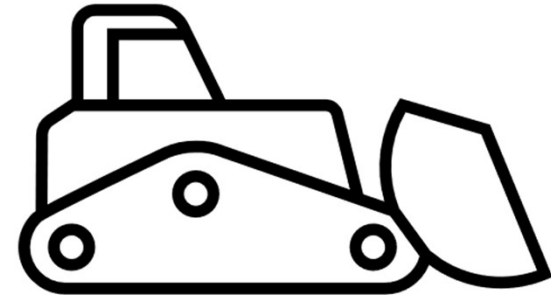
Masthuggskajen part of Södra Älvstranden



Centralen part of Centralenområdet

# The projects are characterized by

- High time pressure
- High complexity
- Big project (Over 50 million Euros)
- Long project
- High risk and uncertainty
- High quality requirements
- Other ongoing projects and activities in the same area



# Procurement procedure

- Draft of contract
- Administrative regulations
- Link to Detailed development Plan, Implementation Study, Traffic Proposal
- Assignment description
- Draft of work environment plan
- Draft of environmental plan

*Tender documents*



# Procurement procedure

- Registered company, registered for VAT and fees, registered for corporate tax
- Financial position with annual turnover of at least 1 billion SEK over the last two years
- Risk classification not below 60 (CreditSafe)
- Requirements for a management system for quality and environment
- Have finish at least one project of a similar nature in an inner-city environment, in a major metropolis with at least 500,000 inhabitants with a contract sum of at least 150 million SEK during the last five years.
- At least one person with TRI education class A
- At least one person with authorization Work on road class 3

*Qualification requirements*



# Procurement procedure

- Implementation and collaboration description
- Organizational description with the associated CV
- Description and experience of how to work with target price and open books
- External references of collaborative skills
- Contractor's fee



*Areas of evaluation*

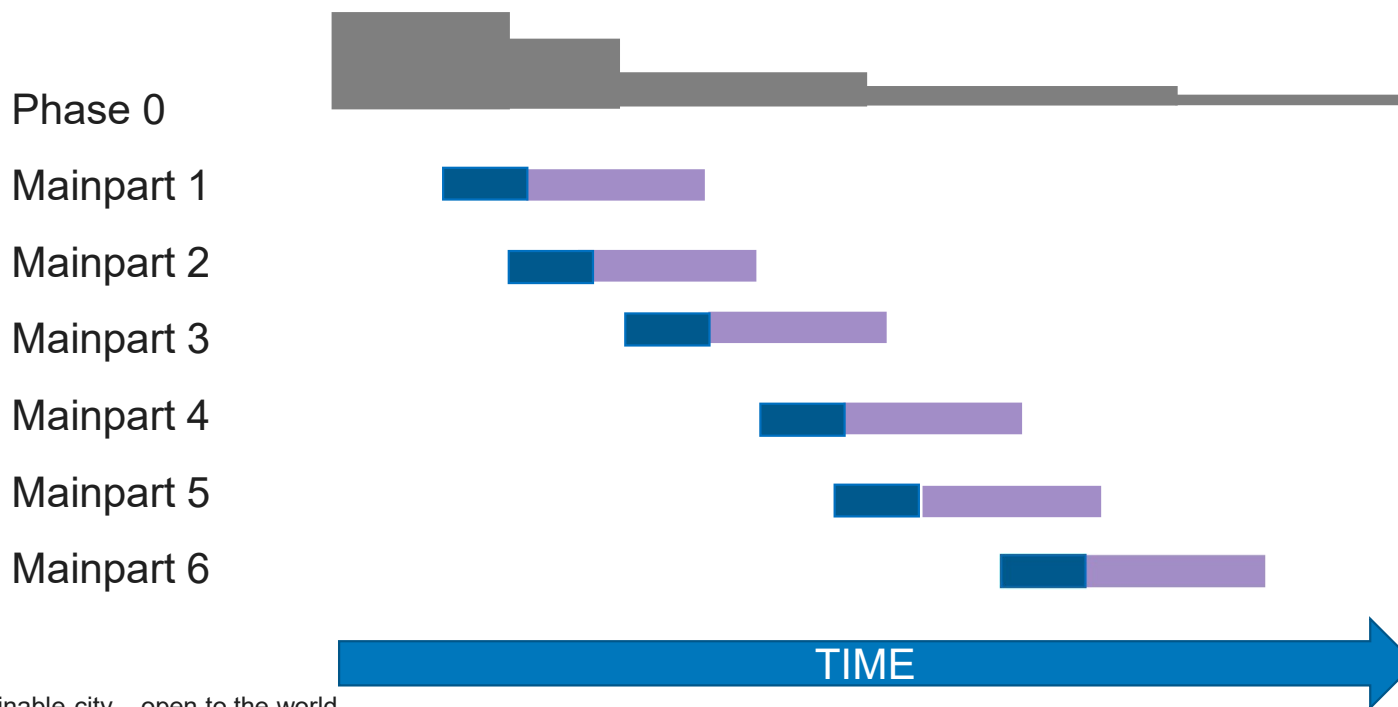
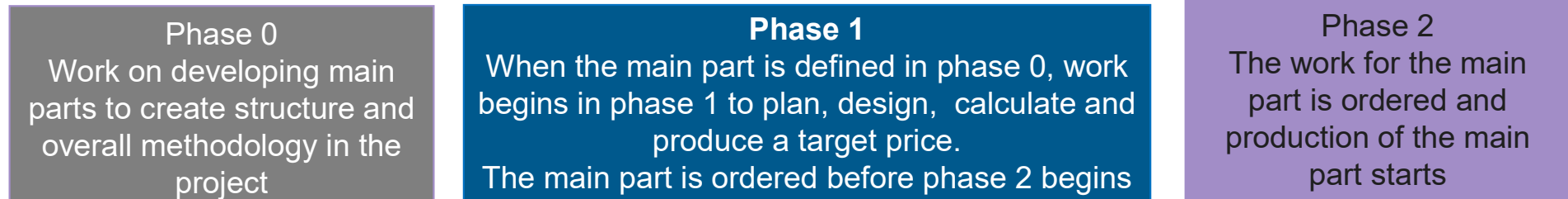
# Procurement procedure

- Assessed through evaluation of submitted written material
- Reference taking of th key persons
- Oral presentation. (The key persons, for whom collaborative competence is invoked, are those who must present the tender together with one additional person free of choice).
- The presentation must be of submitted material. No "additions to the tender" may be made. The presentation is conducted to verify the submitted written material
- The client can ask follow-up questions
- Maximum time for presentation is 2 hours
- The evaluation is carried out by a group from the client



**Evaluation**

# How do you do then?



Each main part is finally inspected, and the warranty period begins to apply



# Payment in Phase 0/1 and Phase 2

Phase 0 / 1



Phase 2

Payment in phase zero or one takes place with respect to the contractor's verified out-of-pocket costs together with the contractor's fee.

Payment in phase two is based on the contractor's verified out-of-pocket costs together with a fixed sum corresponding to the contractor's fee at the agreed target price for the phase.

# How is it going?

- **Centralen part of Centralenområdet**
- -Procurement is ongoing
- -It is planned to sign a contract in September / October
  
- **Masthuggskajen part of Södra Älvstranden**
- -Two main part is in phase two
- -One mainpart is in phase one
- -Five to seven mainparts is in "planning buffer"
- -Kickoff was approximately eight months ago
- -So far it is going well overall
- - The collaborative climate is continuously measured in the project and so far, it is very good
- -The targetprices is so far is in same range as the client anticipated



## **Contact**

**Robert Nilsen**

**[robert.nilsen@exploatering.goteborg.se](mailto:robert.nilsen@exploatering.goteborg.se)**

**Land Development Department, Göteborgs Stad**