

Forest School Camps Council

By email

21st February 2020

Dear All,

**Re. Forest School Camps (FSC) - Haddenham Site Redevelopment
Design Team Tender Process – Executive Summary**

Thank you for providing us with the opportunity to assist in your search for a design team. It has been a rigorous four-month process and we would like to thank FSC members whose contribution to the process has been effective and invaluable. Through & Around are confident that whilst all the tenders were of an adequate or higher quality standard, the collaboration proposed by the selection panel is the best available on the market at this time for FSC's purposes.

The technical tender report is attached for those interested in more detail. Through & Around can confirm that the process has taken place in line with FSC's governance arrangements, previous procurement reports (dated 28th October 2019; 20th November 2019; 5th December 2019) and the agreed score weighting and guidance.

We would caution that the selection panel recommendation awaits Council approval prior to communicating it to tenderers. Because of this, this document along with the tender report are considered commercially sensitive / confidential at this time and should be treated as such by all readers. Tenderers have contributed significant time and energy to the process, and it would be deeply unfortunate if the outcome were communicated directly or indirectly to the tenderers outside of the agreed procurement process / without due care.

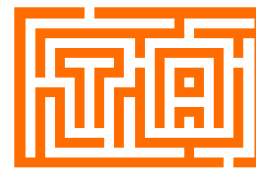
The selection panel recommendation is to appoint Mole Architects <https://www.molearchitects.co.uk/> as Lead Designer, working in collaboration with Invisible Studio <http://www.invisiblestudio.org/> and Xylotech <http://www.xylotek.co.uk/>. This design leadership team will be further supported by Structural Engineers (Built Engineers); Quantity Surveyors (Sherriff Tiplady) and Services Engineers (ALH Building Services Design).

The lead practices have a long history of working in collaboration on projects together as well as an excellent reputation within the industry, which is supported by verbal and written references from previous Clients. They are both multi award-winning practices. Mole Architects are a local Cambridge firm whilst Invisible Studio are based further South.

Throughout the tender process, we have learned the answers to some of the questions Council had the first time we met, namely:

1. Can we redevelop the Haddenham Stores site within the available budget of £600K?

None of the tender returns suggested that the full Client brief could be met within the available construction budget (£330K derived from the £600K project budget) and that a phased approach would be necessary, with future phases requiring additional fundraising. The successful tenderer's



response suggested that what would be possible for Phase 1 (within available budget) was the replacement of the Long Barn and Hut 42 uses, though further design development work will be required in order to confirm this.

FSC should note that fee proposals are based on the advertised £330K construction budget and should construction budget increase significantly to accommodate future phases, additional fees will become due. The successful tenderer fee proposal relates to the design and delivery of Phase 1 at a circa 12% fee level for architectural design. It states that if both phases are delivered at an expected contract value of £650K construction budget, that fee level would reduce to circa 8% overall.

The selection panel felt that Invisible Studio could add value in terms of fundraising through the involvement of their Director, Piers Taylor – an architect who regularly appears on television. This view is supported by Invisible Studio’s Client reference Westonbirt, The National Arboretum, Forestry England.

2. Can we self-build the project?

The process has led to the consensus amongst the Stores Development Committee that a fully self-build project is not viable, largely due to the long programme requirement and volunteer resource constraints. The successful tenderer’s response suggests there will be opportunity for FSC self-build elements that would give FSC “a balance of engagement, enjoyment and value”.

These people appear to be FSC’s kind of people. They build timber-framed structures in the woods, amongst other things. They are known as thought leaders in terms of practical sustainable and inclusive design. Our impression of them throughout the process is that they are unpretentious, creative thinkers with a proven record of delivering high quality buildings within constrained budgets. The selection panel are impressed, and hope Council are too.

Many questions will remain unanswered until the next stage of work gets underway (e.g. programme) and many decisions will need to be made about project planning, fundraising strategy for future phases of work (if desirable) and risk management activity. We would encourage Council to focus on the next step in the process at the upcoming meeting i.e. confirming the appointment of the Design Team, who will be best placed to assist FSC in answering these questions.

I look forward to attending the Council Meeting on Saturday 29th February 2020, seeing you all again and answering any remaining questions about the Design Team procurement process that Council may have.

Yours sincerely,

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