

# **Hobsonville Point PPP Schools**

## **- A new way of procuring and managing schools**

Warren Parke, Strategic Procurement Manager,  
Education Infrastructure Service

# Background

- 2009 Govt tasked MoE investigate PPP for new schools.
- May 2010, Stage One Business Case (SOBC).
  - Service need Hobsonville Point
  - Procurement options analysis and a cost/benefits for 1 x primary school (year 1-8) and 1 x secondary school (year 9-13)
- Economic analysis compared PPP to D&B model (GMP) tool
  - PPP would deliver improved value for money over period of 34 years – 4 years procurement & construction, 30 years of operations



# Hobsonville Point Development





# Business Drivers

- Free up Board of Trustee time to focus on educational outcomes
- Risk transference to supplier
  - Address poor design and construction (a cause of defective or leaky buildings)
- Better whole-of-life management of school property
- Improve visibility of condition and cost of school property
- Modern Learning Environment showcase



# School Details

- School roll capacity
  - 690 - Primary
  - 1500 - Secondary
- Total gross area
  - 4,300m<sup>2</sup> - Primary
  - 12,700 m<sup>2</sup> - Secondary
- MLE
- One Board of Trustees
- Cradle to 18 concept
- Roll grows by year









View at primary school entry



Primary school hall



Aerial overview of primary school



Looking towards the teaching spaces in the primary school



Aerial overview of teaching and learning spaces in the primary school

*Images are for illustrative purposes only*

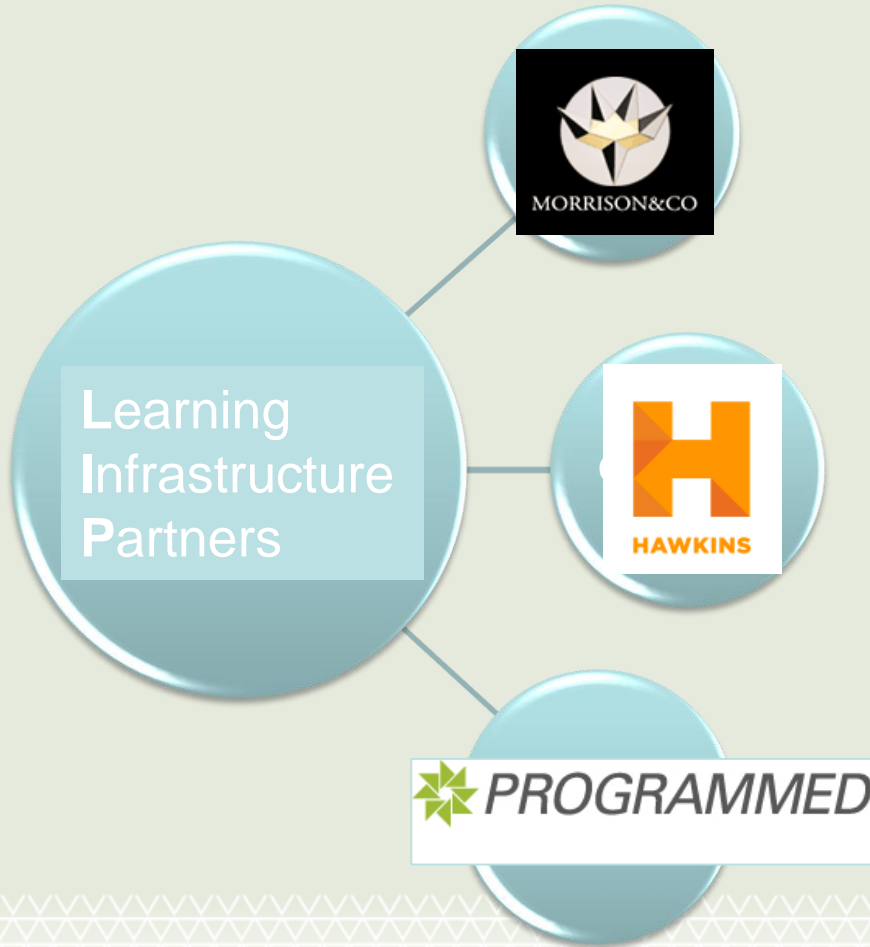
# Procurement

- EOI
- Shortlist, closed RFP
- Competitive Dialogue
- Award
- Gateway Reviews /  
Treasury oversight (NIU)





# PPP



- Whole-of-life decision making focus
- Asset belongs to consortium
- Asset passed over to client at contract end
- Unitary Charge for access

- Asset belongs to MoE
- Lease to LIP
- MoE pays Unitary Charge for access (capex recovery)
- Utilities pass through

# Milestones

Stage Description	Timeframe	Status
Development of Detailed Business Case	Sept 10 – January 11	Achieved
Development of tender documentation	Dec 10 – Feb 11	Achieved
Detailed Business Case approval	Jan 10 – Feb 11	Achieved
Expressions of interest	March 11 – April 11	Achieved
Request for proposals	May 11 – Sep 11	Achieved
Contract negotiation and finalisation	Oct 11 – Dec 11	Achieved
Construction	Jan 12 – Jan 14	Primary School achieved. Secondary School was delayed by two weeks due to the Whenuapai tornado the ripped through the construction site and killed 3 workers.
Schools operational	Feb 13/Feb 14 onwards	Primary School achieved. Secondary School two weeks late, Secondary School had to operate from areas within the Primary School as a temporary measure.

# Benefits Realised

- School operators involved in design (use 3D drawings)
- Five star Green Star design
- Ontime delivery
- 3<sup>rd</sup> party QA
- Cost surety ongoing
- Ultimate in soft landing building/ continuous commissioning





# Benefits Cont'd

- Performance management and professional contract mgnt
- Ministry and corporate level involvement
- Health and safety management
- Principals' time freed up
- Effective scheduled maintenance (use of holidays)/ asset value preserved
- Access to expert advice
- Partnering with School



# Future

- Grow Schools' roll
- PPP 2 – 4 schools
- Apply lessons to other new schools projects
- On going NIU engagement
- Continue show casing MLE