CYNGHRAIR CAFFAEL CYMREIG | WELSH PROCUREMENT ALLIANCE

A framework guide for Schools and Community Buildings (SCB2)

Better buying for homes and local communities

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Why work with WPA?

These are the key reasons to work with WPA whether you're a public sector organisation looking for procurement solutions or a supplier with products or services to provide.

Knowledge and experience of procurement

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our partners.

Recognised technical expertise

Our technical expertise is built on continuous research by our team of technical specialists who consult with partners on the outcomes they need and suppliers on the range of available solutions.

Commitment to better buildings and homes

Our ultimate goal is helping our partners deliver better environments for the communities they serve, a goal we support through our frameworks that address every aspect of quality, and our selection of the most appropriate suppliers.

Fast and efficient procurement

The process of calling off projects and commissioning work is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised and project work can start quickly.

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About this framework

The WPA framework for schools and community buildings is available to all local authorities, housing associations and other public sector bodies in Wales.

Fully OJEU compliant, this framework offers the provision of new build projects, extensions, refurbishment and associated works with a design service for school and community buildings projects. The following types of building can be provided through this framework:

-- Education Buildings

-- Healthcare Buildings

-- Emergency Services Buildings

-- Community Buildings

This framework agreement has been established in strict compliance with UK public sector procurement rules for use by public sector bodies in the UK as detailed in the WPA buyer profile (www.welshprocurement.cymru/buyerprofile) and as specified in the Contract Notice:

-- 2016/S 246-449027 Wales

This was published in OJEU under an Open Procedure in December 2017 with 11 successful tenderers appointed in July 2017.

Framework details

Four value bands are available through the schools and community buildings framework.

-- **Value Band 1** – projects up to £2,000,000 for new build, extensions or refurbishment works

-- **Value Band 2** – projects from £2,000,000 to £4,000,000 for new build, extensions and refurbishment works

-- **Value Band 3** – projects from £4,000,000 to £10,000,000 for new build, extensions and refurbishment works

-- **Value Band 4** – Projects over £10,000,000 for new build, extensions and refurbishment works

New build extensions and associated works includes:

-- Full scope design service, including but not limited to: architectural services, mechanical and electrical services design, and structural and civil engineering design

-- Design services can be provided by the WPA Appointed Company's in-house design team, a consultant employed by the Appointed Company or a client nominated consultant

-- Traditional design and build call-off projects set by the client or nominated consultant

-- Bespoke modified design and build call-off projects inclusive of design to cost methodology

General refurbishment (minor works) includes:

External refurbishment works, including:

-- Replacement of flat and pitched roof coverings

-- Replacement windows and doors

-- External cladding and insulation works

-- External landscaping works including resurfacing of car parks and playgrounds

-- Multi-use games areas and other types of sports facilities including groundworks, drainage, fencing and associated electrical works

-- Dedicated design service available from all Appointed Companies, if required

Internal refurbishment works, including:

-- Refurbishment of science labs and home economics and other education learning environments

-- Refurbishment of sanitary facilities, sports changing facilities with associated electrical and mechanical works with a supported design service

-- Internal refurbishment and remodelling of community buildings with all associated works and electrical and mechanical services works

-- Dedicated design service available from all Appointed Companies, if required

Additional services provided by WPA Appointed Companies across all value bands include:

-- The provision of a dedicated project manager at each WPA Appointed Company to maintain high quality communication and service at all times

-- The provision of insurance warranties, collateral warranties, bond or parent company guarantee and guarantees for workmanship and materials

-- The provision of detailed monthly reports of actual costs and forecasts for out-turn costs for all contracts, broken down to various parts of the works in accordance with customer's requirements

This framework provides compliance, quality and best value to partners, with a streamlined process for engaging with supplier companies

About this tender

The tender process for this framework followed WPA's OJEU compliant Open Procedure which eliminates the Pre-Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation and answered Suitability Assessment Questions.

Selection criteria

- Financial information
- Business and professional standing
- Health and safety policy and capability
- Equal opportunity and diversity policy and capability
- Environmental management policy and capability
- Quality management policy and capability
- Inspection of manufacturing facility
- Sustainability and social inclusion policy requirements
- Experience of working in public sector
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Conformity to the LHC specification together with the expertise and quality of delivery

From suitability to call-off contract

The diagram below shows the process a supplier completes in order to become an WPA appointed company and to be awarded a contract (or "call-off"). It also highlights the support WPA provides once a project is live.

Suitability Assessment

Companies have open access to the tender and offer documentation (ITT) and are asked to respond to Suitability Assessment questions covering:

- Company standing
- Financial standing, employment practices, environmental awareness, capacity and geographical capability
- Technical capability
- Quality systems management capability
- Factory inspection
- Experience of supply to the public sector
- Specifications for products and services
- Testing and certification
- Service capability
- Pricing
- Sustainability and social value

A detailed evaluation report is prepared which shows the following for each tender:

- Weighted scores under each heading
- Value for money index
- Company or companies recommended for appointment

Appointing framework suppliers

Our aim is to give WPA partners and members a choice of appointed companies to work with. Numbers vary per framework in line with anticipated demand and subject to the number of qualifying companies that can adhere to our strict criteria.

- All companies are notified of the results and the unsuccessful tenderers can choose to have a debrief to help improve future offers
- Contract Award Notices are published in the Official Journal of the European Union (OJEU), Public contracts Wales, Sell2Wales, Contract Finder and on the WPA website

Awarding contracts "call-offs"

When partners or members are ready to choose an appointed company for an individual project, they should start the process by talking to our procurement experts. WPA will co-ordinate either:

- A mini-competition involving appointed companies that have declared an interest in the project
- A direct award is made to a single company, with justifiable reasoning, without reopening competition
- Our procurement experts can provide the final evaluation table to assist in the decision

Works commence/complete

WPA provides support and technical assistance throughout the life of a project, to ensure:

- High quality standards are maintained
- Service levels are fulfilled
- Delivery periods are met

Award weighting criteria

Award weighting criteria are established on each individual framework and can be flexed to a buyer's individual needs. Partners can obtain a copy of the full WPA tender report on request.

30%

Pricing

-- Schedule of rates
-- Scenario pricing

70%

Quality

-- Social inclusion
-- Quality questions
-- Project Management
-- Education projects
-- Healthcare projects
-- Community Buildings
-- Refurbishment

The framework in action

As well as providing compliance, quality and best value to partners, the framework for Schools and Community Buildings supports a streamlined process from the award to completion of a call-off project, and includes:

Confirmed competitive market prices

Prices submitted for each call-off project match or beat the best value prices established in the tender evaluation stage.

Quick and efficient procurement

Partners enjoy speedy access to WPA Appointed Companies and can choose between a mini-competition or direct award, to enable the final selection of a supplier or supplier(s) for a project.

Instant access to project data

Immediate access to project information through the on-line portal.

High quality standards

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System.

Service levels guarantee

Guidance on interpretation and conformity to all statutory regulations and planning requirements.

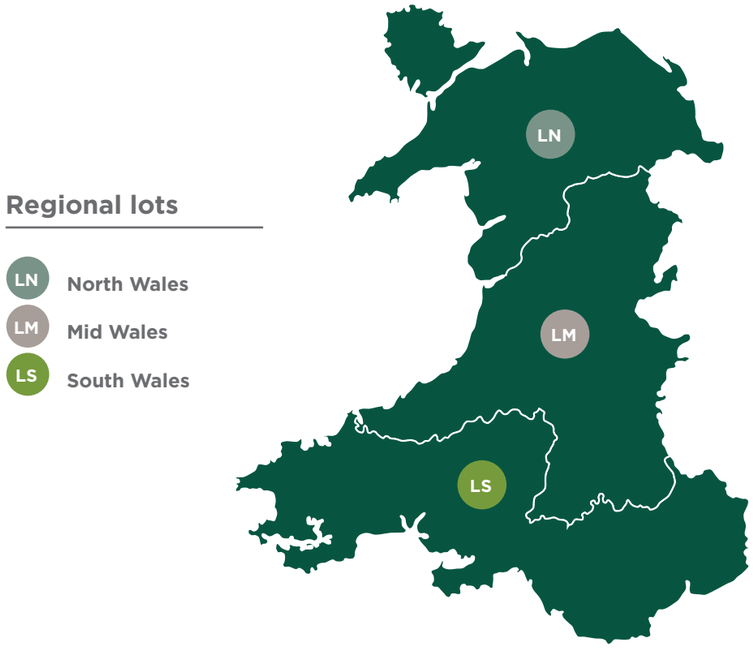
Quick project starts

Pre-tendered OJEU-compliant procurement reduces the time and cost spent by for public sector organisations and speeds up their access to companies.

Advice on design and regulatory compliance

Guidance on interpretation and conformity to statutory regulations, standards and planning requirements.

Appointed companies



Appointed Company	LN: North Wales	LM: Mid Wales	LS: South Wales
0 - £2m New			
Henstaff Construction Ltd	✔	✔	✔
0 - £2m – Refurbished			
VINCI Construction UK Limited trading as VINCI Facilities	✔	✔	✔
Novus Property Solutions Limited	✔	✔	✔
M&J Group (Construction & Roofing) Limited	✔	✔	✔
£4m - £10m			
Willmott Dixon Construction Limited	✔	✔	✔
Kier Construction Limited	✔	✔	✔
Morgan Sindall Construction and Infrastructure Ltd	✔	✔	✔
Sir Robert McAlpine Ltd	✔	✔	✔
£10m+			
Willmott Dixon Construction Limited	✔	✔	✔
Kier Construction Limited	✔	✔	✔
Morgan Sindall Construction and Infrastructure Ltd	✔	✔	✔
Sir Robert McAlpine Ltd	✔	✔	✔

WPA framework suppliers have passed a rigorous evaluation process in order to serve the needs of our partners

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Framework for Schools and Community Buildings

This framework is valid until 30th June 2021

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In association with:

LHC

Trusted procurement for better buildings and homes