



CYNGHRAIR | WELSH
CAFFAEL | PROCUREMENT
CYMREIG | ALLIANCE

A framework guide for Modular Buildings (MB1)

The new shape of
procurement in Wales

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Introducing the WPA

The Welsh Procurement Alliance (WPA) is a new approach for procurement in Wales, created for organisations that buy products and services for the construction, refurbishment and maintenance of social housing and public buildings. It is backed by LHC, one of the leading and most respected procurement organisations in the UK.

The WPA results from discussions with LHC members in Wales who saw the huge potential of having a centre of excellence for procurement – focused on construction and refurbishment – which exclusively addresses Welsh needs, standards and aspirations.

In this changing landscape for procurement and with its sole focus on Wales, the WPA will be a hub of knowledge and insight for its partners, working in partnership with them to develop Welsh best practice, social value from procurement and positive outcomes for Welsh communities.

What makes the WPA different?

WPA is set to change the landscape of procurement in Wales, bringing significant benefits to partners and the communities they serve.

Our vision is to be recognised as experts in public sector procurement, successful at ensuring every pound spent on the construction and refurbishment of public buildings and social housing adds to the quality of life enjoyed by the Welsh communities we serve.

Active partnerships

Every partner can contribute to the frameworks WPA creates. They can ensure the requirements and specifications meet the needs of local communities and Welsh quality, price and value standards.

Better procurement

The sharing of knowledge will drive both the precision and usability of frameworks, while at the same time enabling each partner to grow their insights into better procurement for social housing and public buildings, and develop effective strategies that meet regulatory requirements.

Generating a collective fund

By using WPA frameworks for purchasing, partners within the alliance who spend over a specified threshold will receive a rebate which they can choose to contribute to The WPA Collective Fund for investment in community projects of shared benefit. Alternatively, some or the entire rebate can be returned to the individual partner to support their own sustainable procurement strategy.

Backed by LHC

With a history that extends back half a century, LHC is one of the most experienced and respected providers of procurement frameworks in the construction sector. As a not-for-profit organisation it shares an ethos with the clients it supports with procurements services.

LHC will produce, house and manage the frameworks initiated by WPA partners, giving direct access to a tried and tested system that ensures compliance, quality and best value for partners, at the same time as enabling frameworks entirely shaped for Welsh requirements.

Free membership

Joining the WPA is free for any organisation that is fully or part publicly funded. The membership application form can be downloaded here:

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About this framework

The WPA Framework Agreement for Modular Buildings (design, manufacture, supply and erection) is available to public sector organisations across Wales.

Fully OJEU compliant, it provides public sector organisations with easy access to modular buildings including:

Education buildings including:

- Nurseries
- Primary schools
- Secondary schools
- Further education buildings
- Universities

Emergency Services buildings including:

- Fire and rescue
- Police
- Ambulance

Healthcare buildings including:

- Doctor's surgeries
- Hospital wards
- Operating theatres

Community buildings including:

- Community halls
- Sports facilities
- Public offices
- Other public properties

The framework provides WPA partners with the ability to provide the service in the following types of ownership:

- Purchase - permanent
- Temporary buildings

The framework includes the option of a turnkey solution including design, manufacture, supply and installation services.

This framework was tendered under the contract notice:

- CN 2017-OJS103-204963 - Wales

These were published in OJEU in September 2016 with seven successful tenderers appointed in May 2017.

The framework in action

As well as providing compliance, quality and best value to partners, the WPA framework for Modular Buildings (design, manufacture, supply and erection) supports a streamlined process from the award of a contract (call-off) to completion of a project.

Competitive market prices

Prices in place at call-off stage maintain best value as established in the evaluation stage.

Quick and efficient procurement

Speedy access to WPA framework suppliers and the options of a mini-competition or direct award to enable the final selection of a supplier(s) for a project.

Instant access to project data

Continuous access to information throughout the procurement process through the suppliers' on-line portal.

Delivery periods guarantee

Guaranteed delivery periods that ensure services and works are delivered to meet work schedules.

Advice on design and regulatory compliance

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

Service levels guarantee

Guaranteed service levels from inquiry to supply, providing peace of mind that services and works will be conducted effectively.

High quality standards

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

Quick project starts

Enabled by pre-tendered procurement that reduces the cost and time input by publicly funded organisations.

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.

Workstream 1 (WS1)

Specialist providers of Permanent Modular Buildings for Purchase or Rent:

Option A

- Education buildings/offices

Option B

- Healthcare - general accommodation
- Surgical units
- High dependency unit wards

Workstream 2 (WS2)

Permanent Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

Workstream 3 (WS3)

Temporary and Relocatable Modular Buildings for Purchase or Rent. All types including:

- Education buildings/offices
- Healthcare
- Emergency Services, Police, Fire and Rescue, Ambulance
- Community buildings

Product benefits

Modular Buildings offer the following benefits to partners:

- Compliance with the latest British and European Standards
- Compliance with the latest regulations - volumetric buildings have been designed to meet the latest editions of the Technical standards for Scotland and Building Regulations for England and Wales including: structure (Part A), fire (Part B), acoustic (Part E) and conservation of fuel and power (Part L)
- Educational buildings in compliance with Educational Building Bulletins
- Healthcare Buildings in compliance with Health Technical Bulletins for England
- Reduced thermal bridging, improved air tightness and, through fabric energy efficiency
- Legally and sustainably sourced timber used in systems - timber sourced through sustainably managed forests supported by verified due diligence and risk assessment requirements regarding the chain of custody and compliance with the EU Timber Regulations No. 995/2010:2013
- Available with construction services to provide a turnkey solution

WPA Appointed Company benefits

Partners can take confidence in consistently high standards of delivery provided by WPA framework suppliers. Suppliers on this framework provide:

- Confidence in quality of workmanship - companies use approved and trained installers to carry out site works
- Assurance of quality, environmental, and health and safety management system requirements (companies have been evaluated to ensure management systems are in place)
- Time and cost savings leading from quicker starts - provision of design services at the feasibility stage through Design For Manufacture (DFM) to deliver the partners design in the most efficient manner
- Confidence of conformity to statutory regulatory requirements - framework suppliers offer design advice and support on the interpretation and conformity to statutory regulatory requirements

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 the public sector and partnering
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Conformity to the WPA specification together with the expertise and quality of delivery



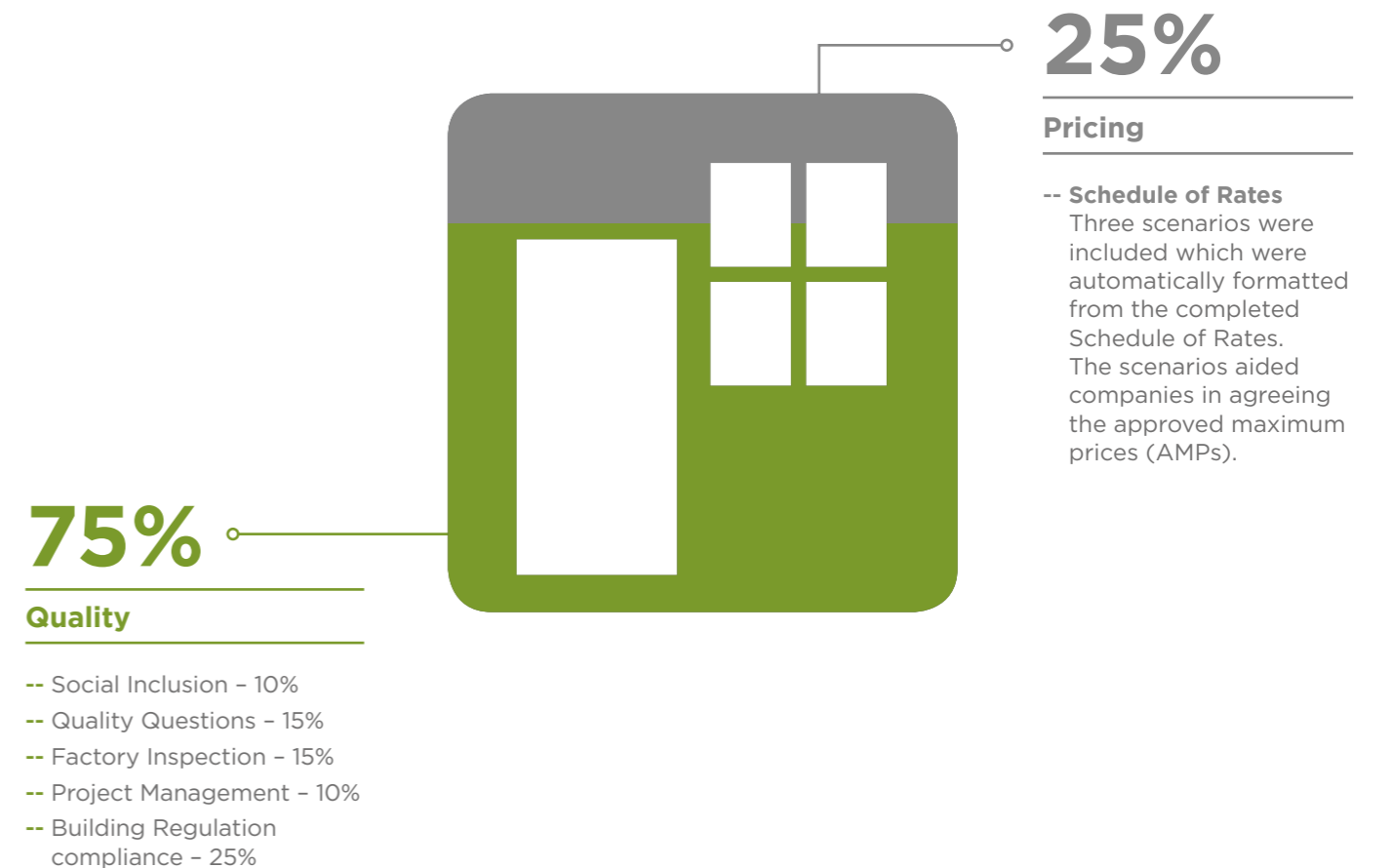
From suitability to call-off contract

The diagram below shows the process a framework supplier completes in order to service the needs of WPA partners. It also highlights the support our partners receive.



Award weighting criteria (MB1)

Award weighting criteria are established on each individual framework and can be flexed to a buyer's individual needs.



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

Appointed companies

Regional lots

- LN North Wales
- LM Mid Wales
- LS South Wales



Framework Suppliers	LN: North Wales	LM: Mid Wales	LS: South Wales
Workstream 1a - Permanent Education buildings			
Portakabin	✓	✓	✓
Western Building Systems	✓	✓	✓
Wernick Buildings	✓	✓	✓
The McAvoy Group	✓	✓	✓
Module-AR	✓	✓	✓
Workstream 1b - Permanent Healthcare buildings			
Portakabin	✓	✓	✓
MTX Contracts	✓	✓	✓
Western Building Systems	✓	✓	✓
Wernick Buildings	✓	✓	✓
Workstream 2 - All permanent buildings			
Portakabin	✓	✓	✓
Western Building Systems	✓	✓	✓
Wernick Buildings	✓	✓	✓
The McAvoy Group	✓	✓	✓
Workstream 3 - All temporary buildings hire			
Portakabin	✓	✓	✓
MTX Contracts	✓	✓	✓
Wernick Buildings	✓	✓	✓
The McAvoy Group	✓	✓	✓



Framework for Modular Buildings

The framework is valid until 30th April 2021

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In association with:



Trusted procurement for
better buildings and homes