CYNGHRAIR CAFFAEL CYMREIG | WELSH PROCUREMENT ALLIANCE

PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE

FRAMEWORK AGREEMENT:
ref 'PB3'

FRAMEWORK TERM:
1 October 2021 to 30 April 2027
CN: 2020/S 200-486680
CAN: 2021/S 194-506839

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WELSH PROCUREMENT ALLIANCE (WPA) - WORKING FOR WALES

WPA provides OJEU compliant frameworks which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings. Our vision is to be recognised throughout Wales as a centre of excellence for public sector procurement.

We operate in Wales connecting construction companies, manufacturers and service providers with the needs of our clients. We bring buyers and suppliers together, to build and maintain public property more efficiently and cost effectively, and to benefit local communities.

Our activity is guided by our Executive Committee which is made up of Local Authorities and Housing Associations from across Wales.

WPA is backed by LHC, a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services in the UK, since 1966. All Contract Notices are issued on behalf of the WPA by LHC, who have an in-house team of technical procurement experts that produce and manage the frameworks.

WPA aims to deliver solutions for compliance, quality and best value and provides procurement and technical support and advice throughout the duration of our clients' projects.

Any organisation that is publicly or partially publicly funded is eligible to utilise our frameworks.

If you would like any of the content of this brochure translated into Welsh please ask.
Os hoffech i unrhyw ran o'r gynnwys y pamffled hwn gyfieithu i'r Gymraeg gofynnwch os gwelwch yn dda.

ABOUT THIS FRAMEWORK

This WPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the construction of new buildings, extensions and refurbishment of public buildings and infrastructure works including:

- Education buildings
- Healthcare buildings
- Emergency services buildings such as fire stations, ambulance stations and police stations
- Community buildings such as community centres and sports facilities
- Offices and other buildings for social infrastructure
- Residential properties when part of a mixed-use development
- Conversion of commercial buildings for residential use
- Delivery of student accommodation
- Associated works that may be required to deliver the types of buildings above or other public buildings
- Infrastructure works such as bridges, retaining walls, drainage, new roadways etc

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules. Places on the framework were awarded to 10 different suppliers in four workstreams and across four regional lots.

The term of the framework is from ***1st October 2021 to 30 April 2027.*** However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

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WORKSTREAM OPTIONS

Workstream 1 - New Build only

Covers the provision of extensions and new build works construction projects with a value between £0 and £2 million.

This can also include the refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

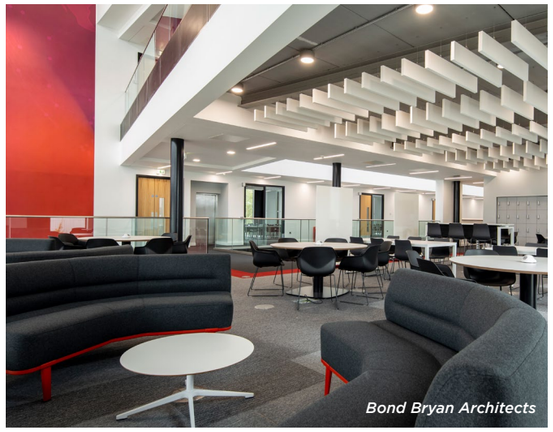
Where required associated infrastructure works can be included in a project but standalone infrastructure cannot be delivered through this workstream.

Project Value Band
£0 - £2 million

Workstream 2 - Refurbishment only

Covers the provision of specialist refurbishment works projects to existing buildings with a value of between £0 and £2 million.

Project Value Band
£0 - £2 million



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Workstream 3 - New Build and Refurbishment

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings with a project value of between £2 million and £7 million.

Where required, associated infrastructure works can be included in a project, but standalone Infrastructure cannot be delivered through this workstream.

Project Value Band
£2 million - £7 million

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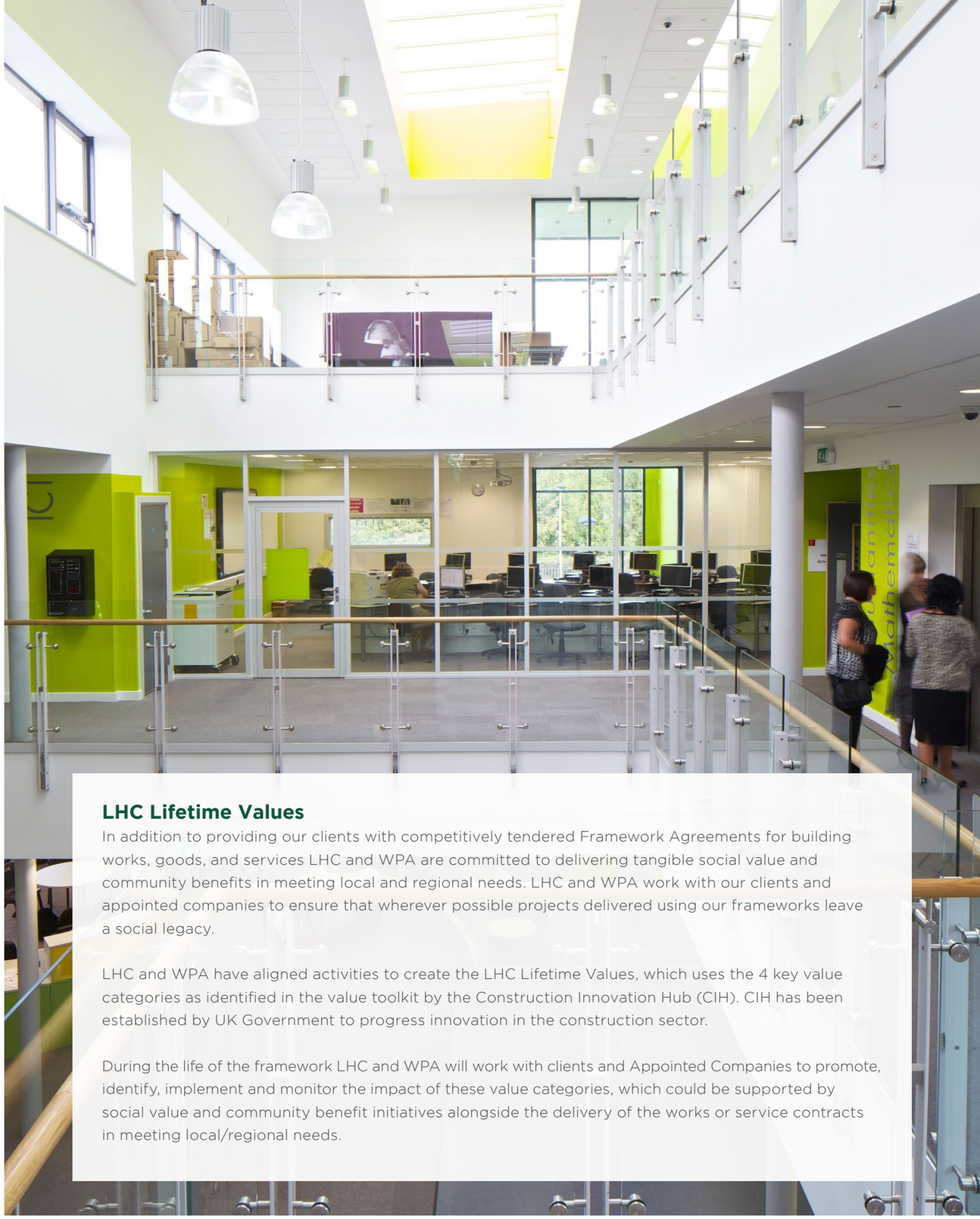
Workstream 4 - New Build, Refurbishment and Infrastructure

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings across three project value bands.

Additionally, this workstream is capable of delivering a variety of standalone infrastructure projects including flood prevention/mitigation, roadways, drainage, bridges, and more.

Project Value Bands
£7 million - £14 million
£14 million - £25 million
over £25 million



LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services LHC and WPA are committed to delivering tangible social value and community benefits in meeting local and regional needs. LHC and WPA work with our clients and appointed companies to ensure that wherever possible projects delivered using our frameworks leave a social legacy.

LHC and WPA have aligned activities to create the LHC Lifetime Values, which uses the 4 key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by UK Government to progress innovation in the construction sector.

During the life of the framework LHC and WPA will work with clients and Appointed Companies to promote, identify, implement and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.

APPOINTED COMPANIES

ERIC WRIGHT CONSTRUCTION
PART OF THE ERIC WRIGHT GROUP

GallifordTry

KIER

M&J GROUP
CONSTRUCTION & ROOFING

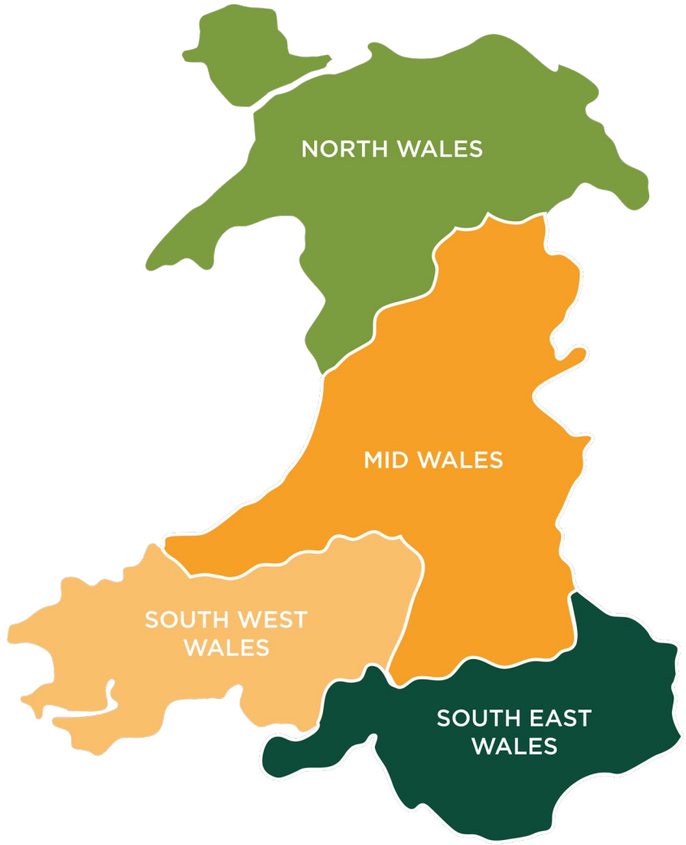
MORGAN SINDALL
CONSTRUCTION

Modulek LTD®

Read

Tilbury Douglas
Construction

VINCI FACILITIES
BUILDING SOLUTIONS



North Wales					
Workstream 1 New Build only	*Workstream 2 Refurbishment only*	*Workstream 3 New Build & Refurbishment*	*Workstream 4 New Build, Refurbishment & Infrastructure*		
£0 - £2m	*£0 - £2m*	*£2m - £7m*	*£7m - £14m*	*£14m - £25m*	*Over £25m*
Galliford Try	Galliford Try	Eric Wright Construction	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Galliford Try	Kier Construction	Morgan Sindall	Morgan Sindall
Read Construction	Read Construction	Read Construction	Morgan Sindall	--	--
--	VINCI	Tilbury Douglas	Tilbury Douglas	--	--
--	--	--	VINCI	--	--

Mid Wales					
Workstream 1 New Build only	*Workstream 2 Refurbishment only*	*Workstream 3 New Build & Refurbishment*	*Workstream 4 New Build, Refurbishment & Infrastructure*		
£0 - £2m	*£0 - £2m*	*£2m - £7m*	*£7m - £14m*	*£14m - £25m*	*Over £25m*
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Read Construction	Kier Construction	Morgan Sindall	Morgan Sindall
Read Construction	Read Construction	Tilbury Douglas	Morgan Sindall	--	--
--	VINCI	--	Tilbury Douglas	--	--
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South West Wales					
Workstream 1 New Build only	*Workstream 2 Refurbishment only*	*Workstream 3 New Build & Refurbishment*	*Workstream 4 New Build, Refurbishment & Infrastructure*		
£0 - £2m	*£0 - £2m*	*£2m - £7m*	*£7m - £14m*	*£14m - £25m*	*Over £25m*
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Tilbury Douglas	Kier Construction	Morgan Sindall	Morgan Sindall
--	VINCI	VINCI	Morgan Sindall	--	--
--	--	--	Tilbury Douglas	--	--
--	--	--	VINCI	--	--

South East Wales					
Workstream 1 New Build only	*Workstream 2 Refurbishment only*	*Workstream 3 New Build & Refurbishment*	*Workstream 4 New Build, Refurbishment & Infrastructure*		
£0 - £2m	*£0 - £2m*	*£2m - £7m*	*£7m - £14m*	*£14m - £25m*	*Over £25m*
Galliford Try	Galliford Try	Galliford Try	Galliford Try	Kier Construction	Kier Construction
Modulek	M & J Group	Tilbury Douglas	Kier Construction	Morgan Sindall	Morgan Sindall
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--	--	--	VINCI	--	--

*LISTED ALPHABETICALLY

EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of these checks were assessed on a pass/fail basis.

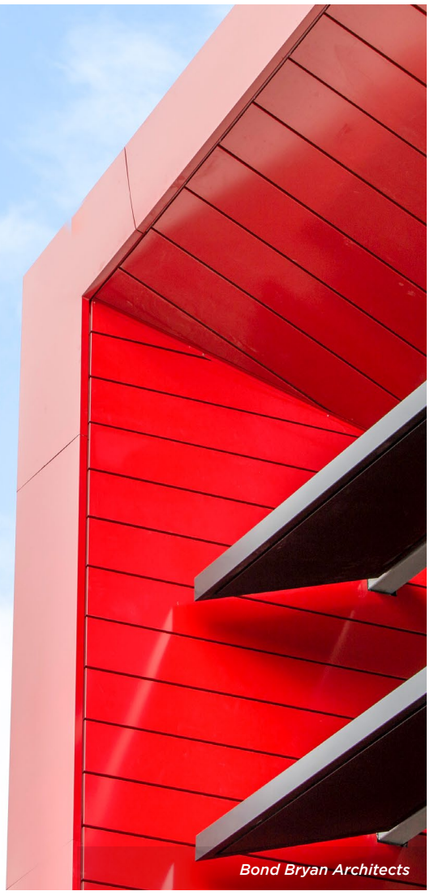
In addition to the financial stability assessment, the minimum annual turnover requirement for each value band was as follows:

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Minimum average turnover (over the past 3 years)	£2,000,000	£5,000,000	£25,000,000	£50,000,000	£100,000,000

Accreditations and certifications, as below:

Appointed Companies had to provide evidence that they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

- ***Environmental Management*** - UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.
- ***Quality Management*** - UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).
- ***Health and Safety*** - The Appointed Companies must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.
- ***Compliance with Equality Act 2010 -*** Appointed Companies were required to evidence through a number of confirmatory statements that they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.



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Minimum Insurance Cover

Throughout the duration of the framework Appointed Companies are required to have the minimum levels of insurance as set out in the table below.

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Employer's Liability Insurance	£5,000,000	£5,000,000	£10,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000

Quality 75%

General Quality Questions

Applicable to workstreams 1, 2 and 3	*30%*
Applicable to workstream 4	*20%*

Workstream Specific Technical Questions

Applicable to workstreams 1, 2 and 3	*30%*
Applicable to workstream 4	*40%*

Regional Capability Questions

Regional capability and social value	*15%*

Price 25%

Applicable to workstream 1

Scenario New Build	*5%*
New Build Management Fees	*10%*
New Build Management Fees for Public Buildings not listed in schedule of rates	*10%*

Applicable to workstream 2

Scenario Refurbishment	*10%*
Refurbishment Management Fees	*15%*

Applicable to workstream 3

Scenario New Build	*5%*
Scenario Refurbishment	*5%*
New Build Management Fees	*5%*
New Build Management Fees for Public Buildings not listed in schedule of rates	*5%*
Refurbishment Management Fees	*5%*

Applicable to workstream 4

Scenario New Build	*2.5%*
Scenario Refurbishment	*2.5%*
New Build Management Fees	*5%*
New Build Management Fees for Public Buildings not listed in schedule of rates	*5%*
Refurbishment Management Fees	*5%*
Infrastructure Management Fees	*5%*

CALL-OFF AWARD OPTIONS

The framework allows clients the option of:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Client.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

ELIGIBILITY

WPA is part of LHC, a not-for-profit organisation, governed by public law, and a central purchasing body providing procurement services.

Over 200 publicly funded organisations throughout the UK currently use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. The specific classes of public sector organisation authorised to use the framework include:

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities
- Housing Associations and other Registered Social Landlords (RSLs)
- Health Authorities, Councils, Boards and Trusts
- Publicly funded schools
- Universities, colleges and other further education establishments
- Police authorities
- Fire and Rescue services
- Registered charities
- Government departments

NB: The framework can also be used by other organisations that are either publicly funded or have been given public funds and require a compliant procurement route.

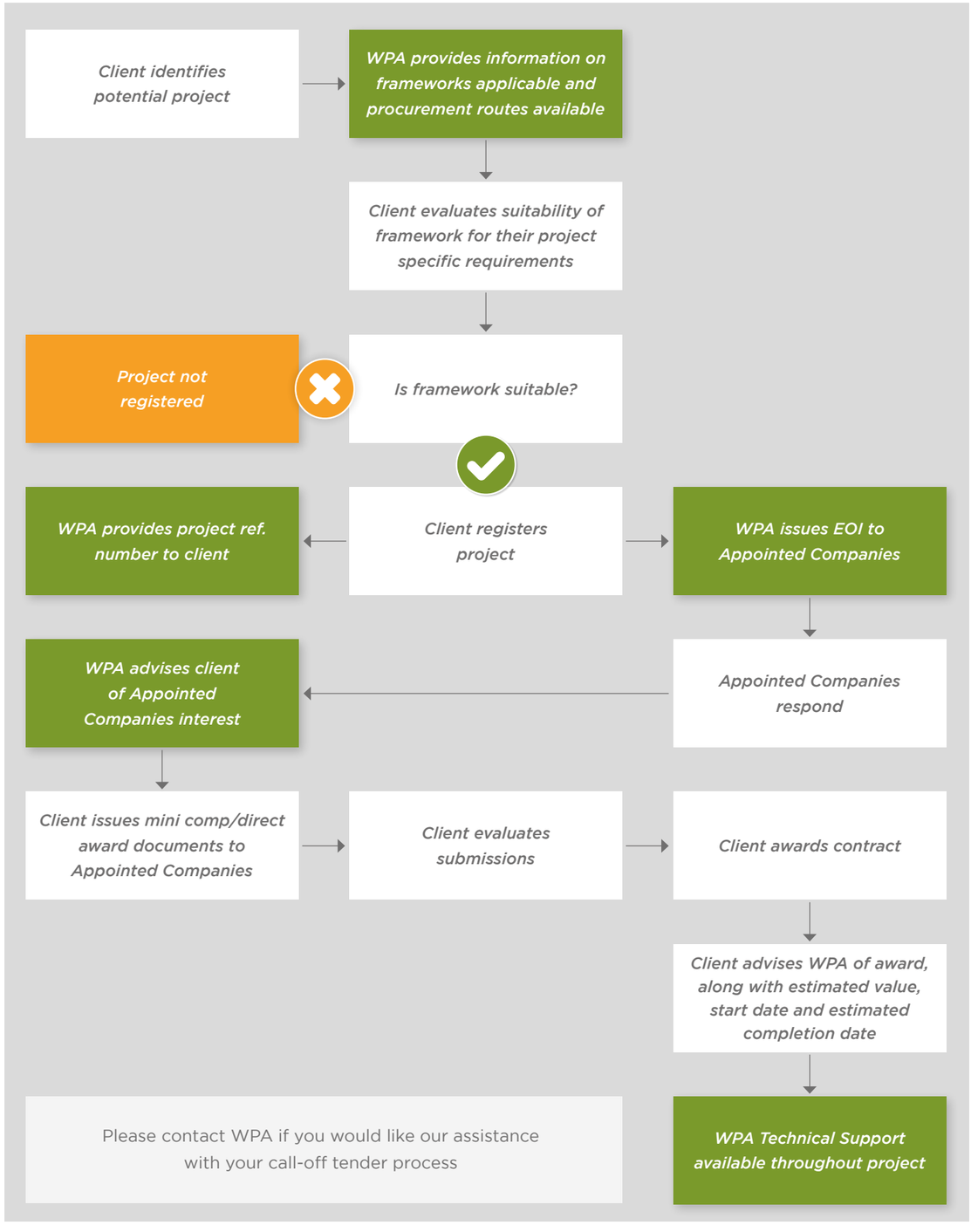
ACCESSING THE FRAMEWORK

Companies appointed to WPA frameworks are required to pay a small percentage ('the levy') of the total value of every invoice submitted to clients and to submit quotations to clients that are inclusive of the levy. As a not-for-profit organisation, WPA returns surplus levy income to our clients to support social value initiatives in the local communities they serve.

GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

EASY GUIDE TO USING WPA FRAMEWORKS



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In association with:

LHC PROCUREMENT GROUP

Welsh Procurement Alliance (WPA)

Tredomen Innovation & Technology Centre

Tredomen Park | Ystrad Mynach | Hengoed | CF82 7FQ

T: 02922 802 476

E: info@welshprocurement.cymru

WPA (Welsh Procurement Alliance)