



CYNGHRAIR | WELSH
CAFFAEL | PROCUREMENT
CYMREIG | ALLIANCE

MODULAR BUILDINGS

FRAMEWORK AGREEMENT:
ref 'MB2'

FRAMEWORK TERM:

10 May 2021 – 9 May 2025

CN: 2020-OJS182-440747

CAN: 2021/S 000-009875



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. The framework covers the design, supply and installation of permanent modular buildings, refurbished modular buildings, and the hire of temporary modular buildings for the following areas:

Education Buildings	Emergency Services
<ul style="list-style-type: none"> Nurseries Primary schools Secondary schools Further education buildings Universities 	<ul style="list-style-type: none"> Fire and rescue Police Ambulance
Healthcare Buildings	Community Related Buildings
<ul style="list-style-type: none"> Doctor's surgeries Hospital wards Operating theatres 	<ul style="list-style-type: none"> Sport facilities Theatres Other types of community buildings
Offices	Residential Projects
	<ul style="list-style-type: none"> Mixed-use development or for student accommodation for schools and universities

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

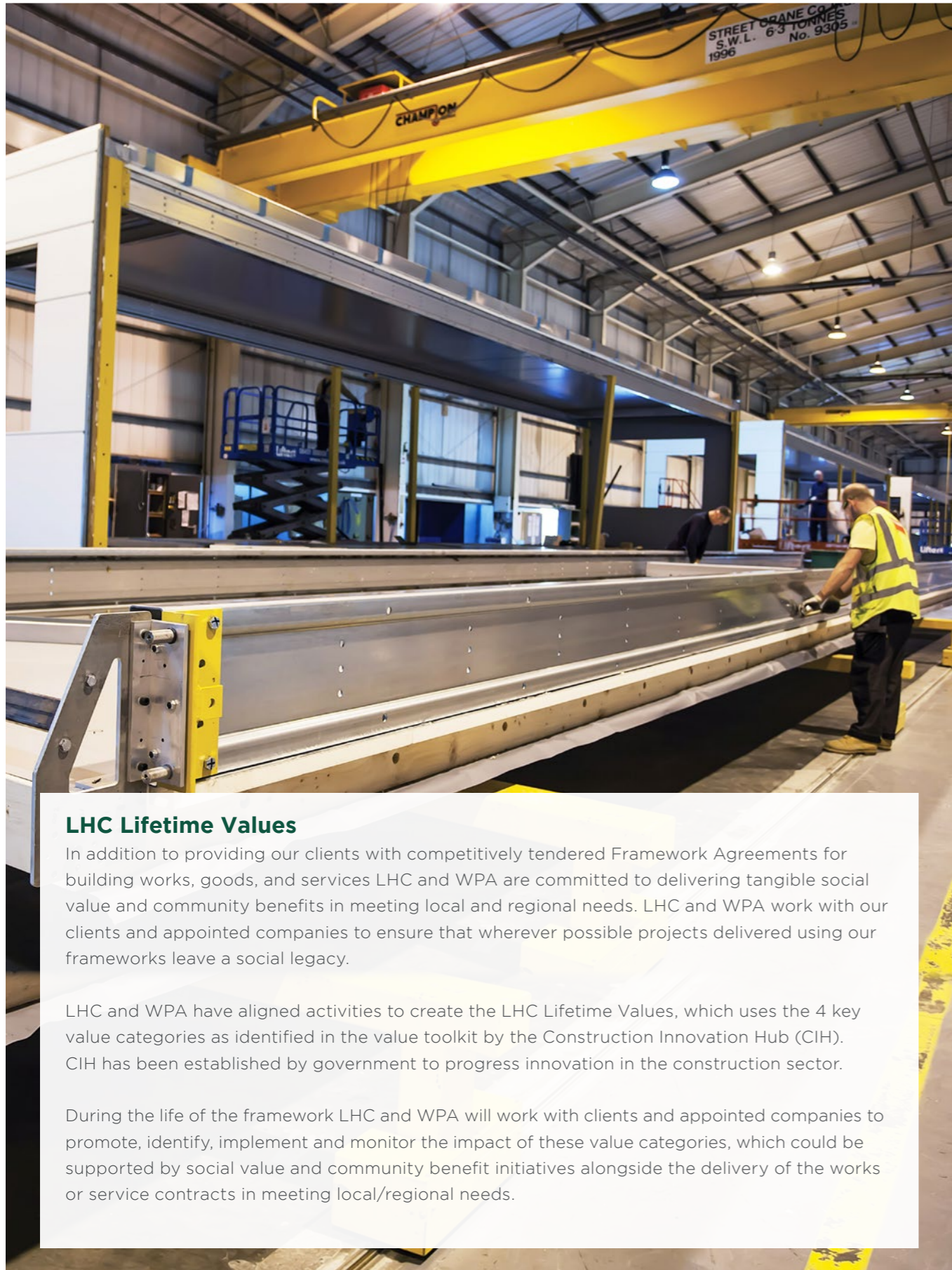
Places on the framework were awarded to 13 different suppliers in four workstreams.

The term of the framework is from **10th May 2021 to 9th May 2025**. 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.

Procuring via the MB2 framework ensures:

- Compliance with the EU Procurement Directive and UK Procurement Rules.
- Compliance with the latest British and European Standards for modular buildings.
- Efficient procurement** - The framework offers quick access to a choice of experienced, pre-evaluated suppliers.
- Value for money** - WPA is recognised by its users for delivering and demonstrating Value for Money through all of its frameworks.
- Product quality** - WPA work with you to ensure that projects are delivered in line with your expectations and where there is any deviation from target performance, WPA will contact the Appointed Company directly to agree remedial action.





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 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.

WORKSTREAM OPTIONS

Workstream 1 - Permanent Modular Buildings

Covers the supply and installation of all types of permanent modular buildings except healthcare related buildings across three project value bands. These shall include (but not be limited to):

- Educational buildings
- Non-educational buildings
- Buildings for use by emergency services
- Office buildings
- Community related buildings (including sport facilities, theatres, and other types of community related buildings)

Project Value Bands

£0 - £750k
 £500k - £3 million
 over £3 million plus

Workstream 2 - Healthcare Buildings

Covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers across two project value bands. This shall include (but not be limited to):

- Primary healthcare facilities
- Hospital wards and accommodation
- Specialist operating theatres

Project Value Bands

£0 - £3 million
 over £3 million plus



Workstream 3 - Hire of Temporary Buildings

Covers the hire of temporary modular buildings; primary focused on educational, offices and temporary healthcare facilities, however successfully appointed companies will be able to offer other types of temporary buildings.



Workstream 4 - Refurbished Units

Covers the supply and installation of refurbished modular buildings either manufactured by the supplier themselves or from 3rd party manufacturers. This may include the removal and refurbishment of buildings already owned by the client.

Under each workstream a Super Lot is operated where a client may carry out a mini competition to all other companies within the workstream if they do not receive sufficient expressions of interest from those companies within their region. (Subject to restrictions)

FRAMEWORK TENDER PROCESS

A single stage, open tender process was used but there were two parts to the assessment.

1. Qualification Stage Assessment

Companies were assessed on their suitability to be considered for the framework through a qualification stage assessment. This comprised the following:

- Mandatory and discretionary Pass/Fail questions (Based on PAS91 SQ)
- Accreditations and certifications, as below:
 - 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 - UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 or ISO 45001 (or equivalent)
- Financial due diligence
Applicants were first assessed on their annual turnover for the past 3 years by comparison to the minimum turnover requirements for the lots they have applied for. Applicants that met the turnover requirement were then assessed on profitability and liquidity.

Appointed companies are also required to have the minimum levels of insurance for the lots they have applied for.

Workstream 1 - Permanent Modular Buildings			
	Project Value Bands		
	£0 to £750k	£500k to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000	£5,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000	£2,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000

Workstream 2 - Healthcare Buildings		
	Project Value Bands	
	£0 to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000
Product Liability Insurance	£1,000,000	£2,000,000

Workstream 3 - Hire of Temporary Buildings		Workstream 4 - Refurbished Units	
Minimum turnover	£500,000	Minimum turnover	£500,000
Employer's Liability Insurance	£5,000,000	Employer's Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000	Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000	Product Liability Insurance	£1,000,000

- Compliance with Equality Act 2010
Applicants 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.

2. ITT Award Stage Assessment

The ITT award process comprised a 75% Quality / 25% Price evaluation with the sum of both scores establishing the Most Economically Advantageous Tenders (MEAT).

QUALITY ASSESSMENT - 75%

The quality element having a total weighting of 75% was assessed both based on written responses to a range of technical questions, and a site/factory visit assessment.

The technical questions account for 60% of the quality score, with the remaining 15% being allocated to a scored factory/depot visit by a member of the WPA team.

Technical Questions	60%
General Quality questions:	
• Case study	15%
• Contract management	10%
• Scenarios	5%
Regional Capability questions:	
• Regional capability and social value	15%
Workstream-specific technical questions:	15%
Site / Factory Visit	15%
Quality of product and manufacturing process	

PRICE ASSESSMENT - 25%

The breakdown of the pricing evaluation for each workstream is as follows:

Workstreams 1 and 2	
• Building	7.5%
• Construction items	5%
• Scenario	7.5%
• Life cycle costs	5%
Workstreams 3 and 4	
• Building	10%
• Construction items	5%
• Scenario	10%



APPOINTED COMPANIES



APPOINTED COMPANIES

Workstream 1 - Permanent Modular Buildings

Project Value Band £0 - £750k	Project Value Band £500k - £3million	Project Value Band £3million plus
Algeco	Algeco	Algeco
Daiwa House Modular Europe Jan Snel B.V.	Modulek	Daiwa House Modular Europe Jan Snel B.V.
Modulek	Portakabin	Portakabin
Portakabin	Premier Modular	Premier Modular
Premier Modular	Wernick Buildings	Sibcas
Wernick Buildings	--	Wernick Buildings

Workstream 2 - Permanent Healthcare Buildings

Project Value Band £0 - £3million	Project Value Band £3million plus
Algeco	Algeco
AVDanzer	Module 360 *
Module 360 *	Merit Holdings
MTX Contracts	MTX Contracts
Portakabin	Portakabin
Premier Modular	Premier Modular
Vanguard Healthcare Solutions	Vanguard Healthcare Solutions

Workstream 3 - Hire of Temporary Buildings

Algeco
Portakabin
Premier Modular
Sibcas
Wernick Buildings

Workstream 4 - Refurbished Buildings

Portakabin
Sibcas
Wernick Buildings
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Super Lot - All Permanent Buildings

Algeco
Daiwa House Modular Europe Jan Snel B.V.
Modulek
Portakabin
Premier Modular
Sibcas
Wernick Buildings
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Super Lot - All Healthcare Buildings

Algeco
AVDanzer
Module 360 *
Merit Holdings
MTX Contracts
Portakabin
Premier Modular
Vanguard Healthcare Solutions

*Joint venture between Kajima Partnerships and Construction +

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.



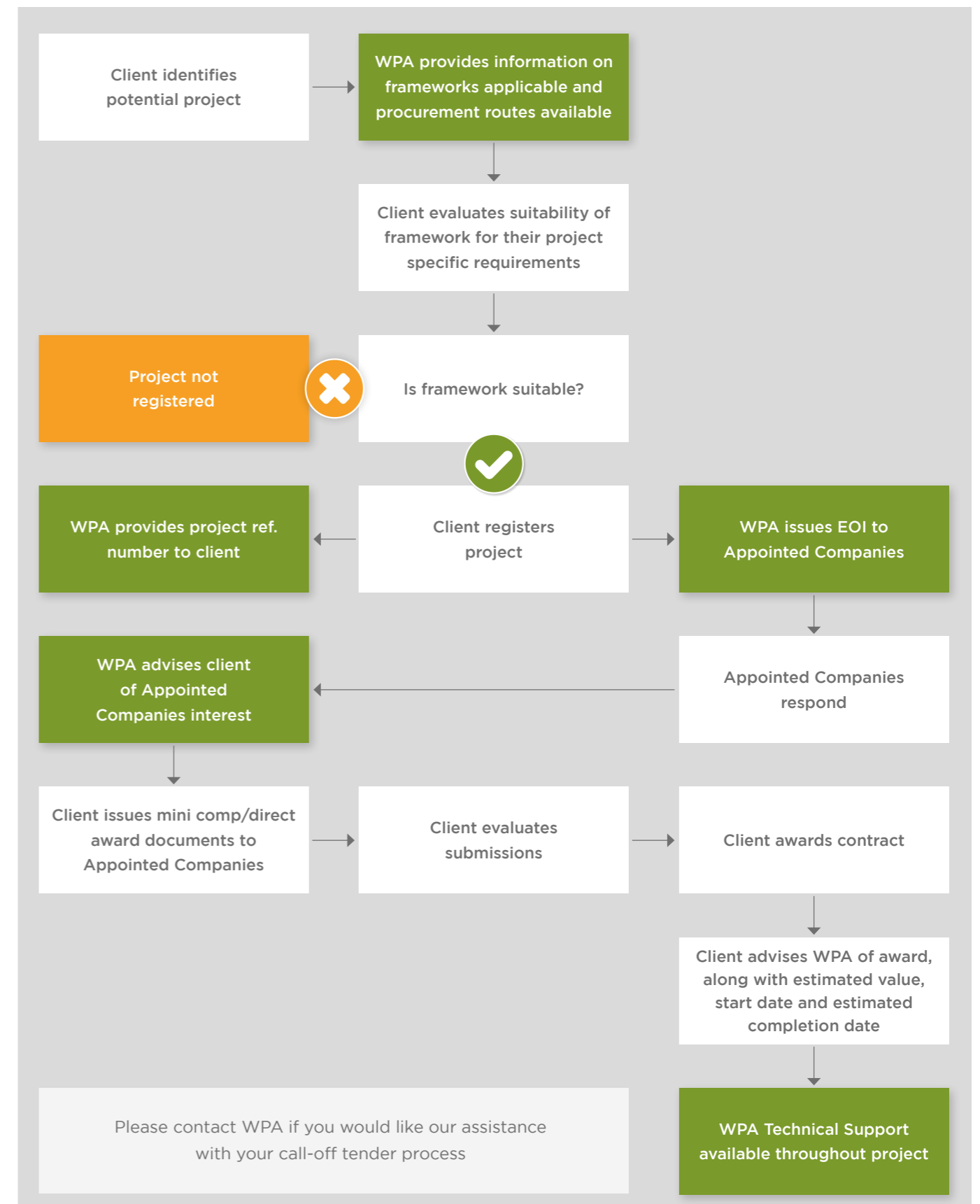
ACCESSING THE FRAMEWORK

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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