



Construction Framework South West

A building construction framework for all public bodies in the South West



Issue 1 January 2009

Welcome

Welcome to the first edition of Construction Framework South West "Hi Vis" as an introduction, or to bring you up to date on the instigation of the our Regional Building Construction Framework. The Framework will commence operation in June 2009 and deliver significant benefits to users of the framework.

Whats it's all about

Construction Framework South West has been set up to efficiently deliver higher value Building Construction & Building Renovation works.

The Framework can be used by all public organisations within the South West Region and will make available a range of construction contractors who are being thoroughly selected via an extensive European Union regulated tendering exercise. Framework contractors will be evaluated both on quality and pricing information and will be measured on the quality of their proposals to work with clients to deliver typical projects. The CFSW Framework is designed to deliver projects of between £1 million - £100 million or even more.

Access to the framework will be provided free of charge for the first two years of its operation and possibly for years three and four of its life. The Framework will operate along the same lines as the highly successful "IESE" Construction Framework hosted by Hampshire County Council for the South East region, which is widely recognised as the most effective Construction Framework in the UK.

Framework hosted by Devon County Council

The CFSW Framework is managed by a project board made up of representatives of public organisations throughout the South West. Phil Norrey, Chief Executive for Devon County Council is delighted that Devon County Council, is acting as the host for Construction Framework South West, "Construction Framework South West is an excellent example of public sector bodies working collaboratively for mutual benefit"

If you require any more information about CFSW please visit our website at www.cfsw.org.uk or call:

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If your organisation has a large construction project, and you would like to consider use of the framework, please contact the Framework Management Team who will be happy to meet with you and explain how the framework could benefit your project.

The potential benefits to users of the framework include:

- Significant savings in procurement costs
- Early Contractor Engagement
- Greater Value Engineering
- Partnership working between public organisations and the private sector
- More timely and efficient programme delivery
- Reduced overall construction cost
- Greater predictability of outcomes

A well supported regional construction framework will benefit the individual users and the construction industry in the South West.



The CFSW Project Board IN THE PICTURE: (left to right) *Nigel Capes, Dorset County Council; Neil Willmott, Devon & Cornwall Police; Tony Gale, SW RIEP; Kate Brampton, Plymouth City Council; Geoff Robinson, Bristol City Council; Mike Pearce, Exeter College; Simon Foster, SW RIEP; Richard Buzzacott, Devon County Council; Andrew Jarvis, Gloucestershire County Council.* **NOT IN THE PICTURE:** *Hugh McCann, Exeter University; Keith Heard, IESE; Mark Healey, Torbay Council, Sue Williams, Exeter University.*

CFSW already has strong support from users

Eighteen organisations have already lodged expressions of interest to use the Framework, comprising:

- 12 county & unitary councils,
- 1 district council,
- 3 higher and further education establishments
- 2 emergency services.

It is estimated that at least £100 million to £200 million pounds of work will be processed through the Framework in the first and second years, and that in the third and fourth years the figure is likely to be in excess of £200 million pounds per annum.

It is expected that the framework will be used to procure a significant range of diverse projects including schools, offices, college & university buildings and Emergency Services premises. The Framework Management Team are continuing to promote the Framework and introduce potential users to the benefits of the Framework.



As the project gathers momentum, more potential users of the Framework have contacted the team and asked to be kept informed of progress. CFSW has had contact with a number of organisations that have shown a strong interest in using the Framework and we anticipate that several more organisations will become Framework users and that the number may exceed 30 users during 2009.

Framework Procurement

The project is running to timetable:

- Evaluation of the Pre-Qualification Questionnaires completed by 5th November
- The overall quality of applications has been very high.
- Invitations to Tender were issued to 25 successful organisations on 26th November 2008.
- The deadline for return of submissions is 16th January 2009
- Successful Suppliers invited to join the Framework will be confirmed in late March.

Briefings of Interested Parties

In July 2008 four very successful briefing sessions were carried out before the procurement phase of the project was initiated. These were held for potential contractors and consultants who might support future arrangements. The briefings at the Bristol Hilton Hotel and Exeter Racecourse were extremely well attended and the CFSW team explained the background and development of the Framework including key dates and information about the Restricted Tender Process. Colleagues from the well established Improvement & Efficiency South East (IESE) Framework operating in SE England reported the considerable benefits they have realised in their region.

Once the procurement phase of the project has been completed and contractors appointed, a series of further briefings will be provided. There will be Framework Contractor Briefings in April 2009 (in Exeter) followed by briefings for Framework users in May 2009 (initially in the Exeter & Bristol areas). These sessions will ensure that all parties clearly understand how to use the CFSW Framework and how work should be called off.

Contractor Interest in CFSW

From the earliest stages of the project considerable numbers of contractors have shown great interest in the project and the expressions of interest lodged were significant. Interest has been shown by a variety of organisations including larger S.M.E's (Small & Medium Sized Enterprises), contractors who operate across a proportion or all of the region as well as some national, and even international, contractors and some consortia. Following the pre qualification questionnaire of the procurement, a good and varied range of companies were selected to go through to the Invitation to Tender stage, including some S.M.E's and consortia.

Website Resource

The CFSW Project has a well developed website that contains a wealth of resources about the project and can be accessed via www.cfsw.org.uk

The website contains a great deal of information for users and potential users of the Framework and should answer most of the questions potential users may have.

Of course, the Framework Management Team are always available to answer any other questions you may have.

Tel: 01392 382444

Hi Vis will be issued twice a year. The next issue will be distributed in summer 2009. Please let us know if you need extra copies.



Key dates in the CFSW calendar

Completion of tenders evaluations

end of February 2009

Suppliers formally appointed to Framework

end of March 2009

Mobilisation period

end of March 2009 –
31st May 2009

Appointed Suppliers briefing at Exeter Racecourse

April 2009

Framework Users briefing at Exeter Racecourse

May 2009

Framework Users briefing at a venue near Bristol

May 2009

Framework goes live

1st June 2009

Contractor Appointment to Framework

All contractors selected to join the framework following the completion of the full framework procurement exercise will be selected on merit. At the inception of the project it was decided that the pool of contractors appointed would need to comprise contractors who could deliver works ranging between a million and up to several tens of millions.

Public Bodies have already lodged expressions of interest to use the framework to carry out projects between £1 million and in excess of £70 million.

Thus the pool of contractors appointed to the framework will be based on having a range of contractors:

- who can deliver small and large projects (as described above) and the maintenance of a competitive process at mini competition when framework contractors compete for these projects;
- a range of contractors that can thoroughly cover the region;
- ideally, the size of this pool of contractors will be set to ensure that contractors that perform well have a good opportunity to compete for additional projects.

Contractor appointment will be carefully managed to ensure framework user needs are met and appropriate contractors are available via the CFSW Framework.

Benefits of the Framework – A Users Perspective

Devon & Cornwall Police are delighted to have the opportunity to be assisting in the development of Construction Framework South West. Working in collaboration with our colleagues from other Public Bodies means we are able to bring together a wealth of expertise and experience. When the framework is fully implemented it will enable both clients and contractors to make significant savings in the tendering process. This procurement model will also enable the contractor to be engaged at an early stage of a project to work with the client to develop surety of design and costs.

We are confident the projects we will undertake using the CFSW Framework will deliver considerable benefits – **Neil Willmott, Devon & Cornwall Police Authority**

Organisations who have expressed an interest in using CFSW:

Bath & North East Somerset Council
Bristol City Council
Devon & Somerset Fire & Rescue Service
Gloucestershire County Council *
Plymouth City College
Poole Borough Council
South Somerset District Council
Torbay Council
Wiltshire County Council

Bournemouth Borough Council
Devon & Cornwall Police Authority
Devon County Council
North Somerset Council
Plymouth City Council *
South Gloucestershire Council
Swindon Borough Council
University of Exeter

* Once current framework expires or potentially used in conjunction with existing arrangements. Decisions are awaited from a number of organisations about their participation with the framework.