



Construction Framework South West

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

Hi Vis

The Construction Framework South West Newsletter

Welcome Back! Issue 2 Winter 2009

Here is the second issue of High Vis, the Construction Framework South West *newsletter*. In this issue we will update you on the framework going live and current projects being tendered through the framework.

CFSW Presents to SW Chief Executives

Phil Norrey (Chief Executive, Devon County Council) and Richard Buzzacott (CFSW Framework Director, Devon County Council) were joined by Paul Dreschler, of Wates Construction Ltd, representing one of CFSW's larger contractors and Mark Whitaker from BCSW, a consortium of four smaller regional contractors, to speak to a gathering of Local Authority Chief Executives from across the South West region.

The benefits of the framework were presented as a more beneficial option to the traditional tendering processes and Paul Dreschler and Mark Whitaker explained how contractors can bring collaborative working practices and added value to the framework. The presentation was enthusiastically received and CFSW can expect new signatories to the User Agreement.



Left to Right: Richard Buzzacott & Phil Norrey, Devon County Council; Paul Dreschler, Chief Executive Officer, Wates Construction Lt; Mark Whitaker Framework Director, Builders Consortium South West.

More information about CFSW is available on our website at www.cfsw.org.uk
Or contact the framework team:

Eleanor Thomas
Team Administrator
Tel. 01392 382444
eleanor.thomas@devon.gov.uk

Robert Lillicrap
Framework Manager
Tel. 01392 382444
robert.lillicrap@devon.gov.uk

John Delve
Framework Technical Lead
Tel. 01392 383013
john.delve@devon.gov.uk

Justin Bennetts
Framework Procurement Lead
Tel. 01392 384663
justin.bennetts@devon.gov.uk

Construction Framework South West is 'the' collaborative construction framework delivering major projects for any public body within the South West region.

Organisations signed up to CFSW include:

- Bath & North East Somerset Council
- Bournemouth Borough Council
- Bristol City Council
- Cornwall College
- Devon County Council
- Devon & Cornwall Police Authority
- Gloucestershire County Council
- North Somerset Council
- South Gloucestershire Council
- Taunton & Somerset NHS Foundation Trust
- Torbay Council
- Trowbridge Town Council
- University of Exeter
- University of Plymouth
- University of the West of England
- Westlea Housing Association
- Wiltshire Council

Framework goes live!

After a year spent undertaking a rigorous OJEU compliant procurement exercise, Construction Framework South West went live 3rd August 2009. Framework Managers from the eleven successful Framework contractors came together with the Framework Management team to establish protocols of working and to be briefed on the mini competition process that was used within the first week for Devon County Council's Montgomery Primary School, and first zero carbon project.



The CFSW Framework Managers IN THE PICTURE: (left to right) . Robert Lillicrap (CFSW Framework Manager), Bruce MacDonald (Rok), Chris Spear (Morgan Ashurst), Paul Cockram (Interserve) Gary Campbell-Dykes (Wates), Murdo Mace (Midas), Richard Davis (Kier), Richard Buzzacott (CFSW Framework Director), Stuart Williams (ISG Pearce), Nigel McArthur (Mansell), Andrew Sparkes (EW Beard), Mark Whitaker (BCSW), John Willcox (BAM)

Many Framework users now signed up

Seventeen public bodies have signed up to use the construction framework and more are set to follow. Organisations are attracted by the time and cost savings made by using the framework model as well as the reduced risks and increase in quality and predictability that arises from early contractor involvement and a partnership approach to working. Users are supported by the Framework management Team who manage the first stage of the tendering process and can provide advice and backup support for the second stage and throughout the underlying contract.

The framework also helps organisations to manage and meet some of their government targets for example, waste reduction and fair payment, as all contractors on the framework have agreed to common targets and working practices. This knowledge is shared across the framework and benefits both users, the construction industry and the local economy.



The benefits in brief

The main benefits to users of the framework include:

- A quick and simple two stage mini tender process to appoint a contractor in four weeks – much faster than tendering via the OJEU process.
- Partnership working from an early stage, giving predictability of cost and quality.
- Savings realised through a cheaper tendering process and a collaborative approach to project delivery.

Current framework project turnover in excess of £120 million

Within three months of the framework going live seventeen major projects are currently being tendered through the framework. These include:

- primary schools
- an SEN secondary school
- a police criminal justice centre and a police station
- libraries
- community facilities and centres
- local authority office buildings
- social housing
- a new hospital ward
- a leisure centre.

Projects include new build and refurbishments.

The value of projects being procured via the framework is in excess of £120 million with individual projects ranging from £1.3 million to £25 million. All this is possible because the framework is flexible and, with an optimum number of contractors of varying sizes with a broad range of experience, CFSW can accommodate a high volume of varied projects.

Framework already looking to future workstreams

The Framework Management Team has a programme of visits planned to potential framework users, to provide an opportunity for procurement and property & estates professionals to ask questions and establish how their construction projects can benefit from being let through the framework model.

In addition to visiting individual organisations, the CFSW Management Team are increasingly being asked to make presentations to regional groups of estates and procurement managers. CFSW will also meet with consultants if requested.

Please contact us if you would like us to arrange a visit to your organisation.

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

Signatories to the Public Body User Agreement have access to financial and procedural on-line information to inform the provider selection process.

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

The next issue of *Hi Viz* will be distributed during spring 2010. Please let us know if you need extra copies of this issue.



Some frequently asked questions:

Q – Who can use the framework?

A - Any public body within the south west region.

Q - At What Stage can I put my project through the framework?

A - The Framework model accepts projects ideally between RIBA stages A-C. Projects in a more advanced state can be discussed with the framework team.

Q - Can I obtain a fixed construction cost via single stage tendering through the framework?

A - The framework advocates a collaborative tendering process whereby the contractor is appointed under a Preconstruction Agreement to bring added benefits to the scheme prior to award of contract which ultimately delivers better value for the user.

Framework Management

The CFSW Framework is hosted by Devon County Council and managed by a project board made up of representatives of public bodies throughout the South West. Project board members are drawn from signatories to the Public Body User Agreement and represent a wide range of organisations. An interim project board has been assembled leading up to the Annual General Meeting in June 2010. Other framework users and interested parties are invited to attend project boards in a non-voting capacity, and close links are maintained with the highly successful 'IESE' Construction Framework hosted by Hampshire County Council for the South East region. The South West Regional Improvement & Efficiency Partnership currently funds the framework, the use of which is free for the first two years of its operation.

How does the Framework work?

This is a collaborative Framework where a Contractor is appointed early in the design process, typically RIBA Stage C. Projects tendered through the Framework, usually in excess of £1 million, are subject to a two part mini competition process, that can be completed in four weeks.

Mini Competition Stage 1 comprises the issue of an initial expression of interest document by the Framework Management Team which contractors are asked to return within a week. This is effectively a de-selection phase aimed at obtaining a shortlist from the 11 Contractors to progress to mini competition stage two.

The successful contractors from mini-competition Part 1 are then invited to tender in mini competition stage two. This part of the process is run by the Project Team and documents comprise quality and price elements but typically request the Contractor to price his overheads, profit and prelims against a budget cost. The stage two tenders are returned within a maximum four week period but typically two weeks. Following this, a Contractor is selected and the Client enters into a pre-construction agreement whereby they specify a number of tasks that need to be achieved prior to award of contract such as budget, value engineering, buildability etc. At award of contract, the project will be significantly de-risked in terms of cost, quality and time, increasing overall predictability of product and finances.

Your actively managed framework

The Framework Team comprising Robert Lillicrap (Framework Manager), John Delve (Framework Technical Manager), Justin Bennetts (Framework Procurement Lead) and Eleanor Thomas (team Administrator) are dedicated to the successful delivery of the framework which is free to users for the first two years.

Organisations who have expressed an interest in using CFSW:

A further eighteen public bodies have expressed an interest in joining the framework including fire and rescue services, colleges, district and unitary councils, housing associations, universities and colleges.