

Briefings for Contractors on Construction Framework South West

Bristol Hilton – 7th July 2008

Exeter Racecourse – 10th July 2008

Both events 10.00am to 12.30pm

Who are the CFSW Team?

- Jon Williams – Framework Team Leader
- Justin Bennetts – Framework Procurement Lead
- John Greaves – Framework Technical Specialist
- Eleanor Thomas – Framework Team Administrator

Contractors Construction Framework

- A Principal Contractors Framework
- ***TO PROVIDE***
- New Build
- Major Refurbishments
- Hybrids
- Both Client Designed plus Design & Build

NOT a Consultant Framework

- NO Standalone Consultancy
- BUT

Strong desire for Contractors to be involved in projects from beginning of the design process

Type of Contractors Required

- Open to working collaboratively
- Committed to framework working
- Prepared to support value management processes
- Happy to assist public sector environmental initiatives – e.g. Waste Management
- Excellent Health & Safety Management Culture

£ Project Values

- **Projects over £1 million**
- (but exceptionally & by agreement down to £250K)
- **ANTICIPATED** Majority will be less than £5/10 million
- No upper limit but contractors can set their own upper limit

£ Overall Framework

- We do not plan to set an overall framework value limit
- We will set out in the Tender the ANTICIPATED annual usage as can best be estimated in Oct/Nov (*but estimates can go up as well as down*)
- There will be NO volume guarantees



Typical Works

- Primary Schools
- Secondary Schools
- Offices – (new builds / refurbishments)
- HE College Works - (residential / teaching)
- FE College Works
- Emergency Service's Buildings
- Health & Social Care Facilities

Size of Contractors Required

- Minimum Turnover of £25-30 million
- Minimum Coverage of 2 of 7 sub regional areas (see map next page)

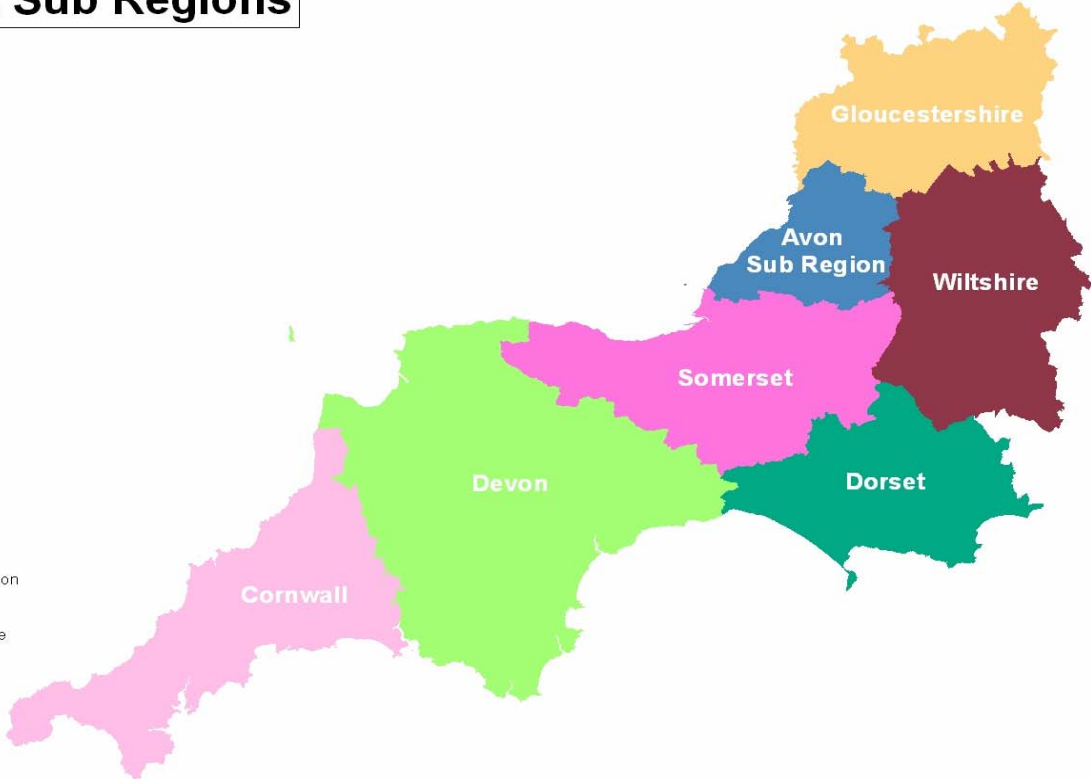


SW Sub Regional Areas

Southwest Sub Regions

Legend

- Devon
- Cornwall
- Dorset
- Somerset
- Wiltshire
- Avon Sub Region
- Gloucestershire



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Framework Insurance Requirements

Contractors will need the following insurance cover levels by the commencement of the framework

- Public Liability - £10M
- Employers Liability - £10M
- Professional Indemnity - £5M

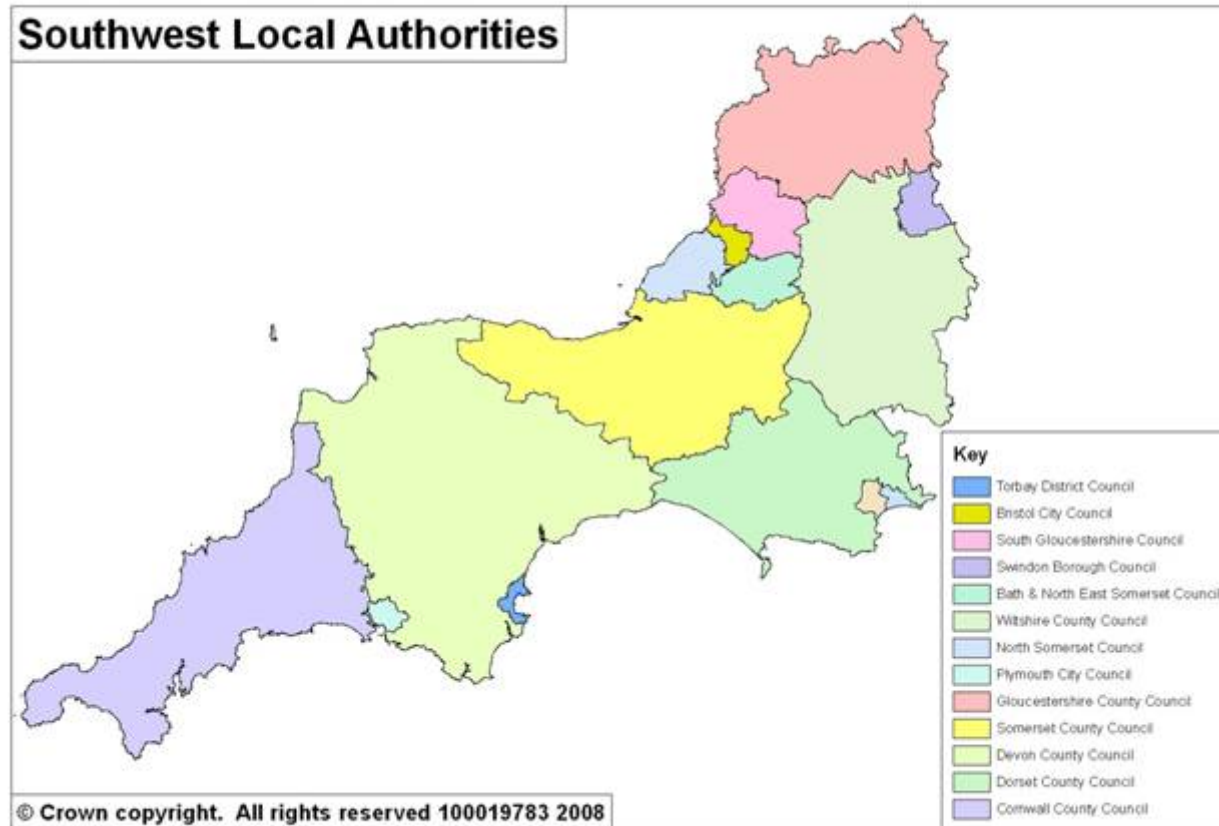
Size of Framework

- No. of contractors engaged will be set post ITT when usage is better known
- The number of contractors is unlikely to exceed 15 in extremis across the region
- At the start of the framework some contractors may be held in reserve as volumes grow

Key User Groups

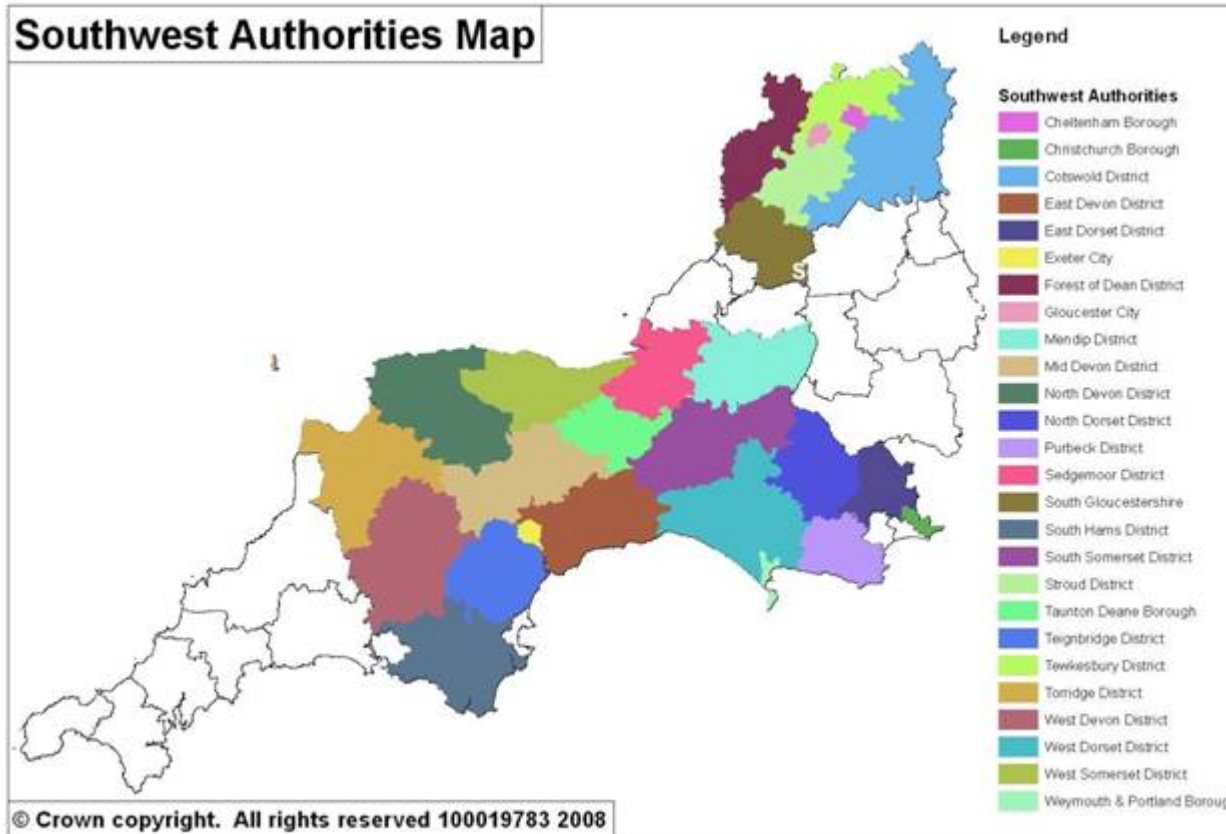
- County Councils & Unitary Councils
- Districts Councils
- Universities
- FE Colleges
- Police
- Fire
- Health / PCT's
- OTHERS ++++++

County Councils & Unitary Authorities





District Councils



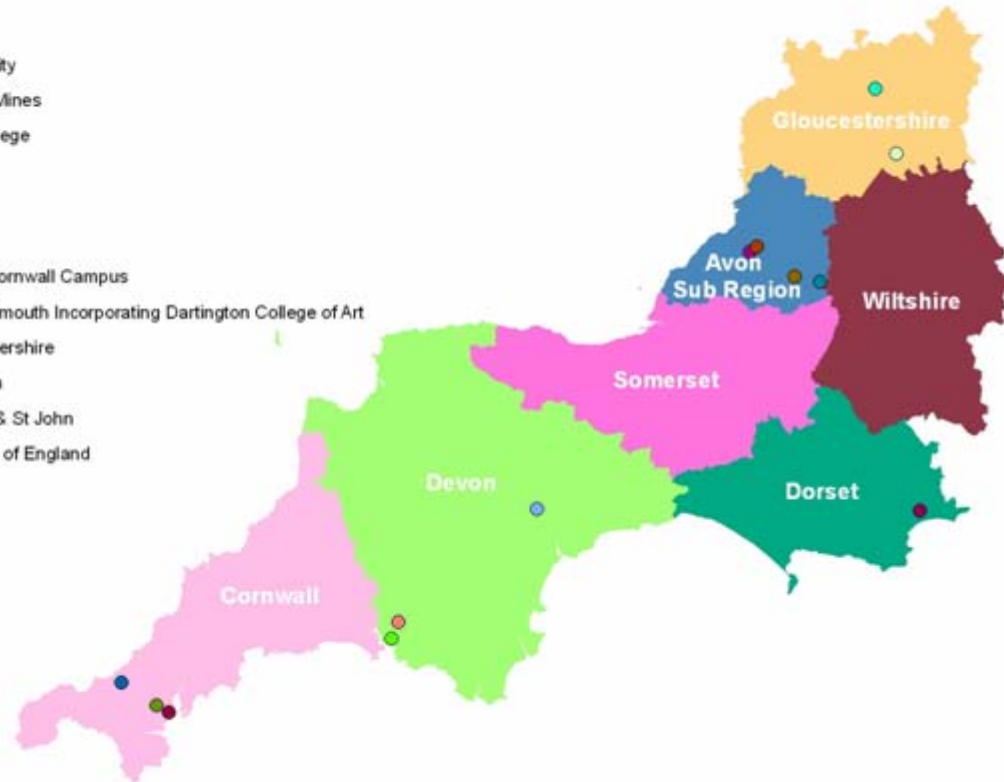


Universities

Southwest Higher Education Establishments

Legend

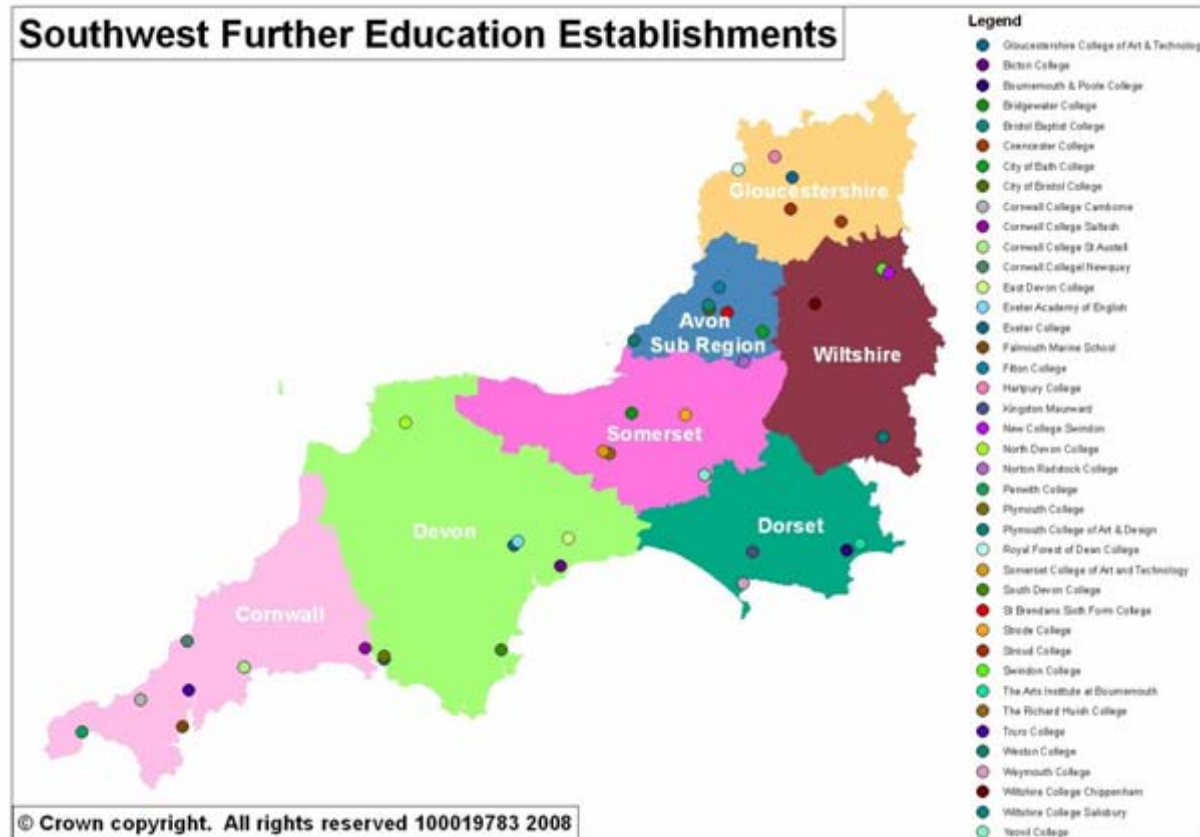
- Bath Spa University
- Bournemouth University
- Camborne School of Mines
- Royal Agricultural College
- University of Bath
- University of Bristol
- University of Exeter
- University of Exeter Cornwall Campus
- University College Falmouth Incorporating Dartington College of Art
- University of Gloucestershire
- University of Plymouth
- University of St Mark & St John
- University of the West of England



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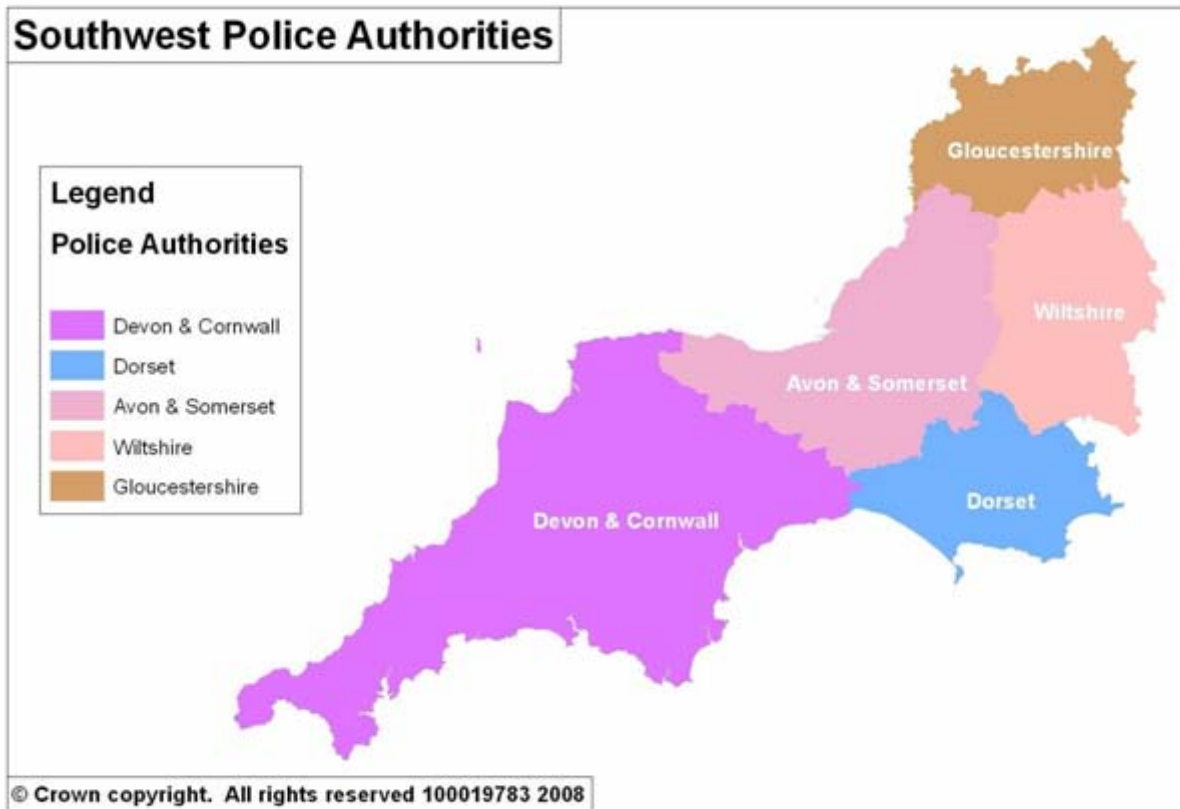


Further Education Colleges



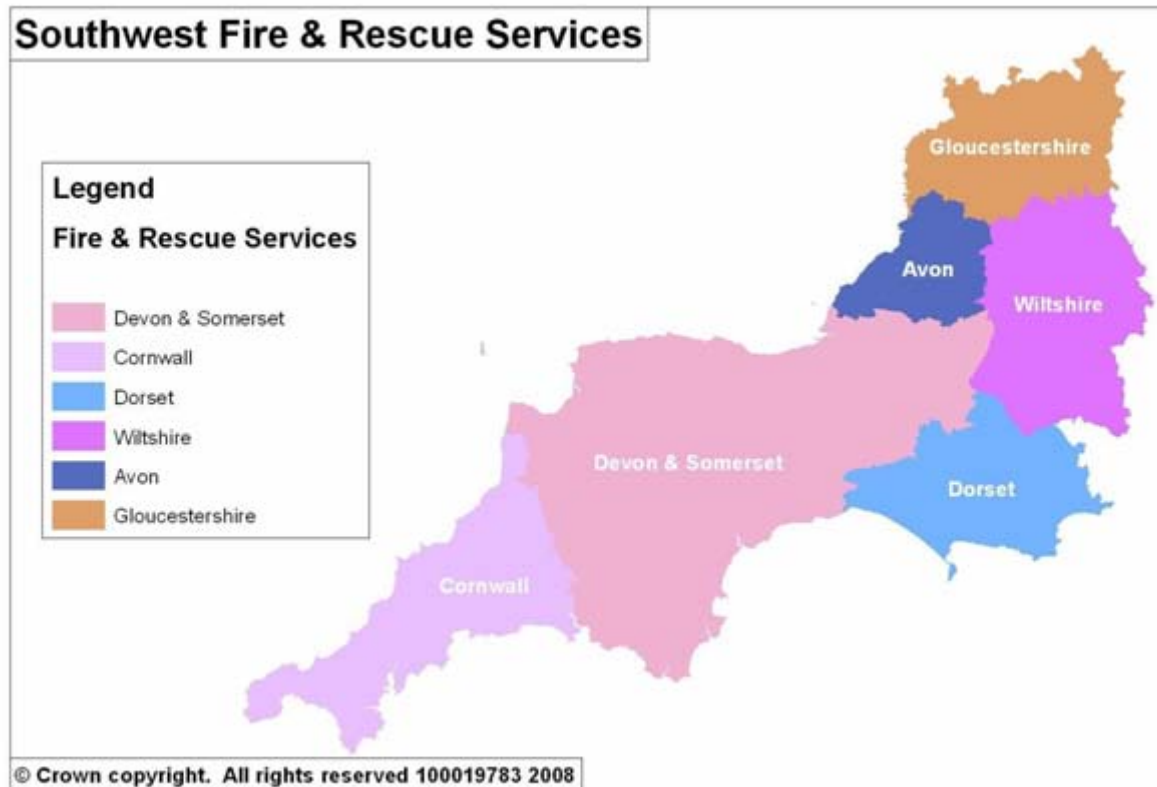


Police Authorities



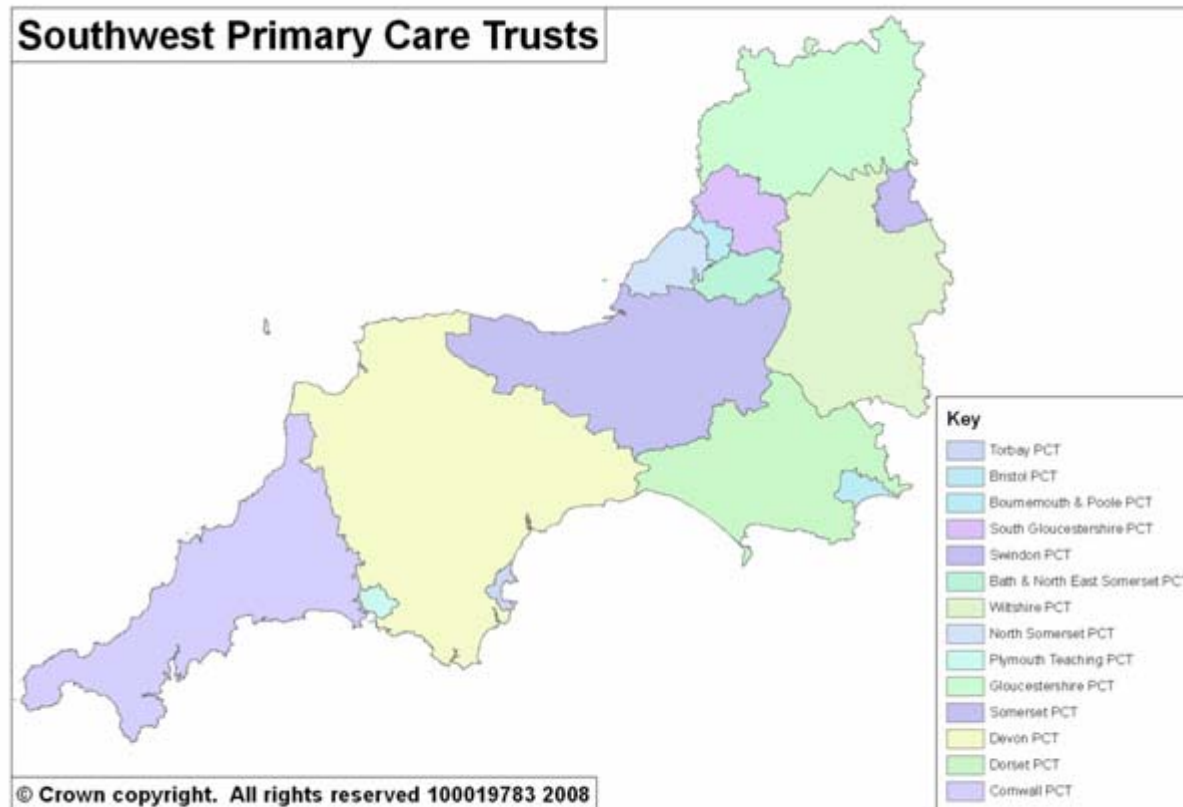


Fire & Rescue Services





NHS Primary Care Trusts



Value of SW Construction Spend

A CFSW limited/restricted survey of County Councils, Unitaries, Police, Fire & Universities has identified **annual** spending of over

£450 million

Some of the Big Programmes

- Department for Children, Schools & Families –
In SW alone
 - £953 million for 2008 to 2011
- Learning & Skills Council (FE Colleges)
 - £800 million/year for S.England
- Higher Education Funding Council (Universities)
 - £Significant 10 yr estate programme
- Others ++++++

Local Educational Partnerships

CFSW will be designed to compliment with
LEP's requirements
(but subject to agreement from the DCFS)

Current Spend Patterns

- Limited number of low volume frameworks
- A lot of individual tendering
- Few Multiple project packages
- **SPENDING VERY CYCLICAL**

Organisations planning to use framework to date

- Devon County Council
- University of Exeter
- Gloucestershire County Council*
- Devon and Cornwall Police Authority
- North Somerset Council
- South Somerset District Council
- Plymouth City Council*
- Bath & North East Somerset Council
- Bristol City Council
- University of West of England*
- Torbay Council
- Bournemouth Borough Council
- Wiltshire County Council

*Overspill or once current Framework expires

Decisions currently awaited from:

- Somerset County Council
- Weston College of FE
- Poole Borough Council
- South Gloucestershire Council
- Devon Primary Care Trust
- Dorset Police Authority
- Devon Fire & Rescue Service



What the Framework **MUST** deliver

- Excellent Value
- Reliable Delivery
- Efficient Execution
- Support environmental initiatives
- Drive up safety standards

Shared Framework Benefits

- Reduced tendering costs – Contractor & Client
- Shared Benefits from
 - Early Contractor Involvement
 - More efficient construction phase delivery
 - Better use of the supply chain
 - Value Engineering / Management
 - Resultant efficiency gain and contractor rating
- Performance Management Processes
 - Flagging good performance and the reward of sound share of work



Framework Work Flow

- CFSW will generate a significant pool of work
- Performance will be monitored and reported - 'Good Performance' can be clearly recognised by framework users
- Therefore framework users will reward good contractors with more work

Framework Added Value

Once the Framework is established we aim to facilitate initiatives to add further value via.....

- ✓ Collective Purchasing
- ✓ Collective Design
- ✓ Collective Value Management

Framework Model Selection

- Avoidance of Wheel Re-Inventing
- Several models considered
- Carried out SWOT analysis
- Scored benefits, practicality, success factors, support for framework etc
- SECE Model clear winner
- Therefore, working very closely with SECE to develop CFSW.....significantly similar !



CFSW Website

- Go to www.cfsw.org.uk

Available from 14th July 2008

Homepage



Construction Framework
South West

Home

- General**
 - CFSW Introduction page
 - Vision and Mission
 - CFSW Contacts
 - CFSW Newsletters
 - CFSW Launch day presentations
- Users and partners**
 - Eligible users
 - Current Project Partners
 - SW Public Body Spend
 - Typical Framework Projects
 - Project Governance
 - Register Expression of Interest
- Framework**
 - Framework Benefits
 - Framework Model
 - Framework Procurement Timetable
 - Framework Operation
 - Framework Business Case
 - Framework Operational Guide
 - Contractor Appointment
 - Anti Collusion Strategy
- Resources Area**
 - Resources

Construction Framework South West

Introduction

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

The framework may be used by public body organisations within the [South West Region](#).

Construction Framework South West will make available a range of construction contractors who have been selected following 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.

Access to the framework will be provided free of charge for the first two years of its operation and it is hoped that free access will be sustained for longer subject to funding from the Regional Improvement & Efficiency Partnership – LIFT SW. However, the right to charge in the future will need to be retained if LIFT SW funding is not renewed in 2011.

The Framework will operate along the same lines as the highly successful “SECE” 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.

The benefits to users of the framework will be numerous, and in summary include :-

- Significant savings in procurement costs
- Early contractor engagement facilitating far greater value engineering
- More timely and efficient programme delivery

WARNING !

- THE INFORMATION WITHIN THIS PRESENTATION SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF TENDER APPLICATION.
- THE BRIEFING MEETINGS ARE IN PART TO OBTAIN FEEDBACK ON THE PLANS FOR HOW CFSW WILL OPERATE AND THIS COULD MEAN PLANS MAY BE AMENDED.
- WHEN TENDERING YOU WILL NEED TO RELY ON INFORMATION PROVIDED WITHIN THE TENDER PACK AND INFORMATION PROVIDED AS RESPONCES TO WRITTEN QUESTIONS.