

OFFSITE PROJECT INTEGRATOR

2ND MARCH 2020 - 28TH FEBRUARY 2026



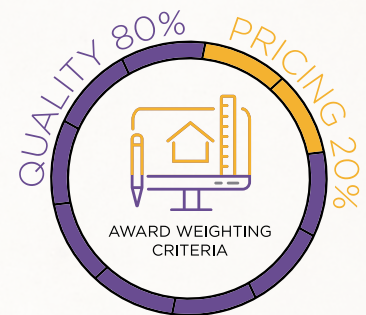
SWPA APPROVED APPOINTED COMPANIES

ABOUT THIS FRAMEWORK

This framework can be used by local authorities, housing associations and other social landlords to find the vital technical support they need to deal with the unique challenges associated with the integration of offsite projects including volumetric, panelised, high-rise and turnkey building systems and to make your offsite project a success.

Despite the clear and tangible benefits of offsite manufacture for construction, the take up of offsite manufacture of homes has been limited to date due to a number of factors including poor collaboration and integration of the industry or risks being overstated by organisations not fully appreciating the challenges of offsite projects at the start of their journey. SWPA's framework for Offsite Project Integrators (OPI1) is the best solution to help you understand your project risks and manage integration of all aspects of the delivery of offsite solutions for housing, bungalows, flats, apartments, sheltered accommodation, care homes and student, NHS and 'Blue Light' accommodation. It may also be used to manage the delivery of non-residential projects.

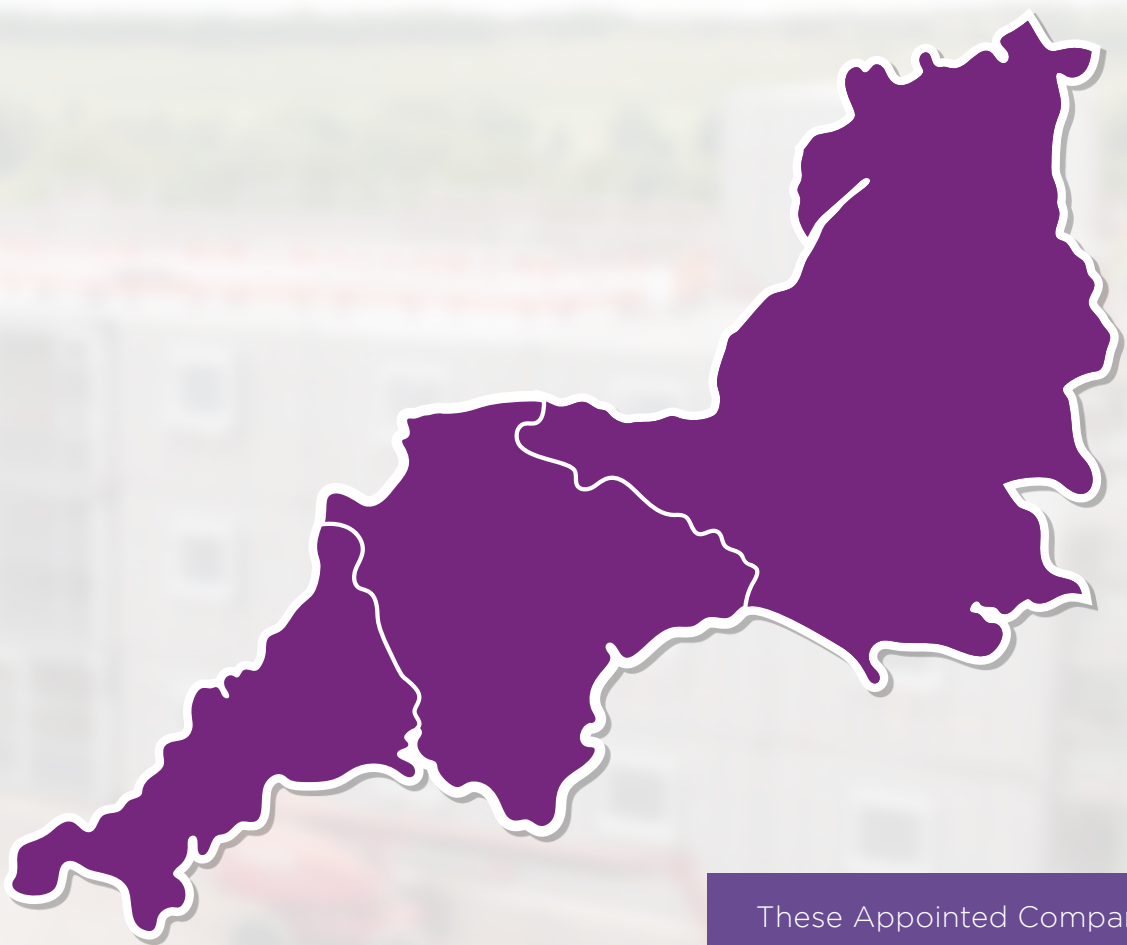
The framework comprises of a single workstream covering Offsite Project and Contract Management through not only RIBA stages 0-7 but also preliminary stages prior to RIBA Stage 0 to support:
1) initiation & development and 2) land assembly.



The aim of the Offsite Project Integrator is to provide the client with a single point of contact to manage the effective implementation of offsite housing schemes.

Offsite Project Integrator framework service includes:

Pre RIBA
i. Initiation and development ii. Land assembly services (if required at call-off stage)
RIBA Stages
0. Strategic Definition (if not previously addressed by the Client) 1. Preparation and Briefing 2. Concept Design 3. Spatial Coordination 4. Technical Design 5. Manufacturing and Construction 6. Handover 7. Use



SWPA 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.

SWPA was launched as a regional brand in October 2019 in order to work closely with South West Clients and Appointed Companies and to focus on regional priorities.

SWPA is backed by LHC, established in 1966 and acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

These Appointed Companies have been appointed due to their experience in undertaking the specific task, to public sector buildings ranging from general housing to more complex multi-tenanted residential and/or non-residential properties.

APPOINTED COMPANIES*

- > Airey Miller
- > Arcadis
- > Mace
- > Ramboll
- > Seismic Group
- > Taylor Lewis
- > Turner & Townsend
- > WSP

*LISTED ALPHABETICALLY

EVALUATION AWARD WEIGHTING CRITERIA

Pre-Qualification Questionnaire (PQQ)

Candidates submitted answers and were evaluated on a set of regulatory questions covering:

- > Mandatory or discretionary exclusion
- > Economic and Financial Standing
- > Modern Slavery Act 2015
- > Quality Management

Qualitative Capability Questionnaire

In order to ensure that Companies invited to submit subsequent ITTs were capable, candidates were asked to submit a Qualitative Capability Questionnaire for each Lot that they applied for that asked them to provide details of either:

1. An offsite residential project that they had been involved with that referred to the minimum requirements described in the draft specification, and was completed within the Lot that demonstrates they “Operate in” the region.

OR

2. If they had not delivered a project in the Lot, to provide details of the staff to be used, locations, proposed client relationship and meetings procedures, site visit proposals and management processes.

Invitation to Tender (ITT)

20% Pricing

Evaluation of:

- > Hour and day rates
- > 10% Residential project rates for low rise up to 3 storey
- > 2.5% Uplifts on rates for care home projects/multiple occupancy and medium or high rise buildings (4 storeys or more)
- > 1.5% Non-residential buildings project rates - standard office block
- > 1% Uplifts on rates for Primary and Secondary schools, further education/University and healthcare projects

80% Quality

Evaluation of Stage 1: Project Delivery

- > Clarity of organisational set-up
- > Business continuity and disaster recovery plans
- > Project management Service Delivery, Cost & Risk Management
- > Performance Management requirements

Evaluation of Stage 2: Innovative Services

- > Land Assembly
- > Development of PCSA and Forms of Contract
- > Processes for Elemental Life Cycle Cost Planning
- > Development of BIM and CDE
- > Advice, Guidance, Collaboration and Framework Integration (not scored)
- > Optional Design Services (not scored)



Eligibility

SWPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Publicly funded organisations throughout the South West use SWPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

Details of those contracting authorities identified are listed at www.swpa.org.uk/who-we-work-with/

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.

THE FRAMEWORK IN ACTION

As well as providing compliance, quality and best value to clients, the framework for Offsite Project Integrator supports a comprehensive streamlined process from initiation to completion of a call-off project, and includes:

COMPETITIVE MARKET PRICES

Prices submitted for each call-off project match or beat the best value prices established in the tender evaluation stage.

1

2

QUICK AND EFFICIENT PROCUREMENT

Clients enjoy speedy access to SWPA Appointed Companies and can choose between a mini-competition or direct award to enable the final selection of a supplier or supplier(s) for a project.

3

HIGH QUALITY STANDARDS

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System.

4

SERVICE LEVELS GUARANTEE

Guaranteed service levels from initiation to completion providing peace of mind that services will be conducted effectively.

5

QUICK PROJECT STARTS

Pre-tendered OJEU-compliant procurement reduces the time and cost spent by public sector organisations and speeds up their access to not only the OPI1 companies, but also to Appointed Companies on related frameworks.

6

INSTANT ACCESS TO PROJECT DATA

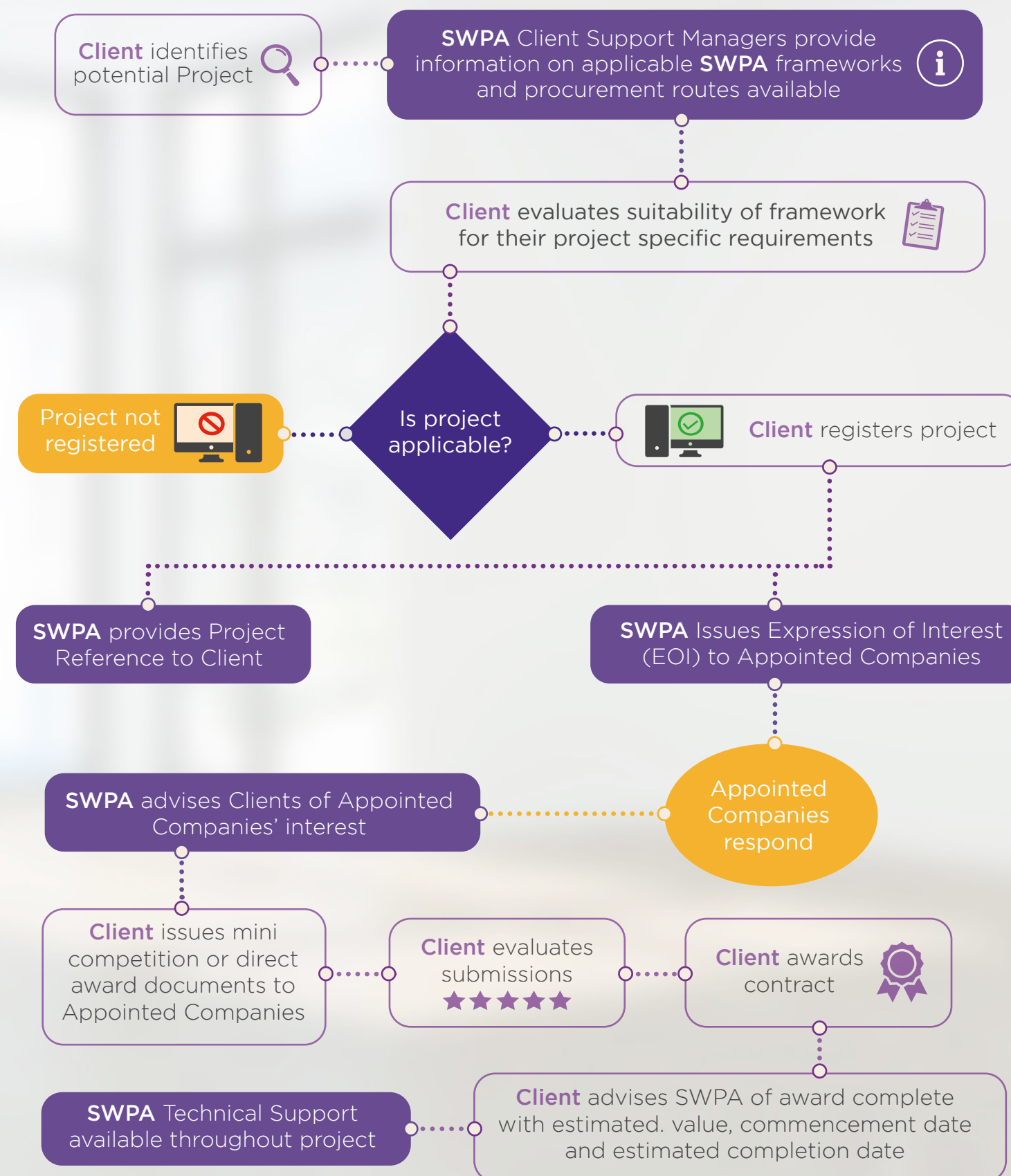
Immediate access to project information through the on-line portal.

7

ADVICE ON DESIGN AND REGULATORY COMPLIANCE

Guidance on interpretation and conformity to statutory regulations, standards and planning requirements.

THE PROCESS OF USING OUR FRAMEWORK





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[South West Procurement Alliance](https://www.youtube.com/SouthWestProcurementAlliance)

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better buildings and homes