

# PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE

1ST OCTOBER 2021 TO 30TH SEPTEMBER 2025

PB3 FRAMEWORK GUIDE





# ABOUT THIS FRAMEWORK

This SWPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the construction of new buildings, extensions and refurbishment of public buildings and infrastructure works including:

- > Education buildings
- > Healthcare buildings
- > Emergency services buildings such as fire stations, ambulance stations and police stations
- > Community buildings such as community centres and sports facilities
- > Offices and other buildings for social infrastructure
- > Residential properties when part of a mixed-use development
- > Conversion of commercial buildings for residential use
- > Delivery of student accommodation
- > Associated works that may be required to deliver the types of buildings above or other public buildings
- > Infrastructure works such as bridges, retaining walls, drainage, new roadways etc

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 14 different suppliers in four workstreams and across four regional lots.

The term of the framework is from **1st October 2021 to 30th September 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.

SWPA provides OJEU compliant frameworks, which can be used by local authorities, social landlords and other public sector organisations to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

The South West Procurement Alliance brand, which is part of the LHC Group, was launched in October 2019.

Our aims are to work closely with South West clients and appointed companies and to focus on regional priorities. We are a locally based, growing team with offices in Exeter.

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

The relationship between the LHC Group and the local SWPA team gives SWPA the unique position of having local knowledge and relationships, while also benefiting from additional resources and expertise from a national framework provider.

## South West Procurement Alliance (SWPA)

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🐦 @SWPAProcure

🌐 South West Procurement Alliance (SWPA)



# WORKSTREAM OPTIONS

## Workstream 1 - New Build only

Covers the provision of extensions and new build works construction projects with a value between £0 and £2 million.

This can also include the refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

Where required associated infrastructure works can be included in a project but standalone infrastructure cannot be delivered through this workstream.

### Project Value Band

£0 - £2 million

## Workstream 3 - New Build and Refurbishment

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings with a project value of between £2 million and £7 million.

Where required, associated infrastructure works can be included in a project, but standalone Infrastructure cannot be delivered through this workstream.

### Project Value Band

£2 million - £7 million

## Workstream 2 - Refurbishment only

Covers the provision of specialist refurbishment works to existing building projects with a value of between £0 and £2 million.

### Project Value Band

£0 - £2 million



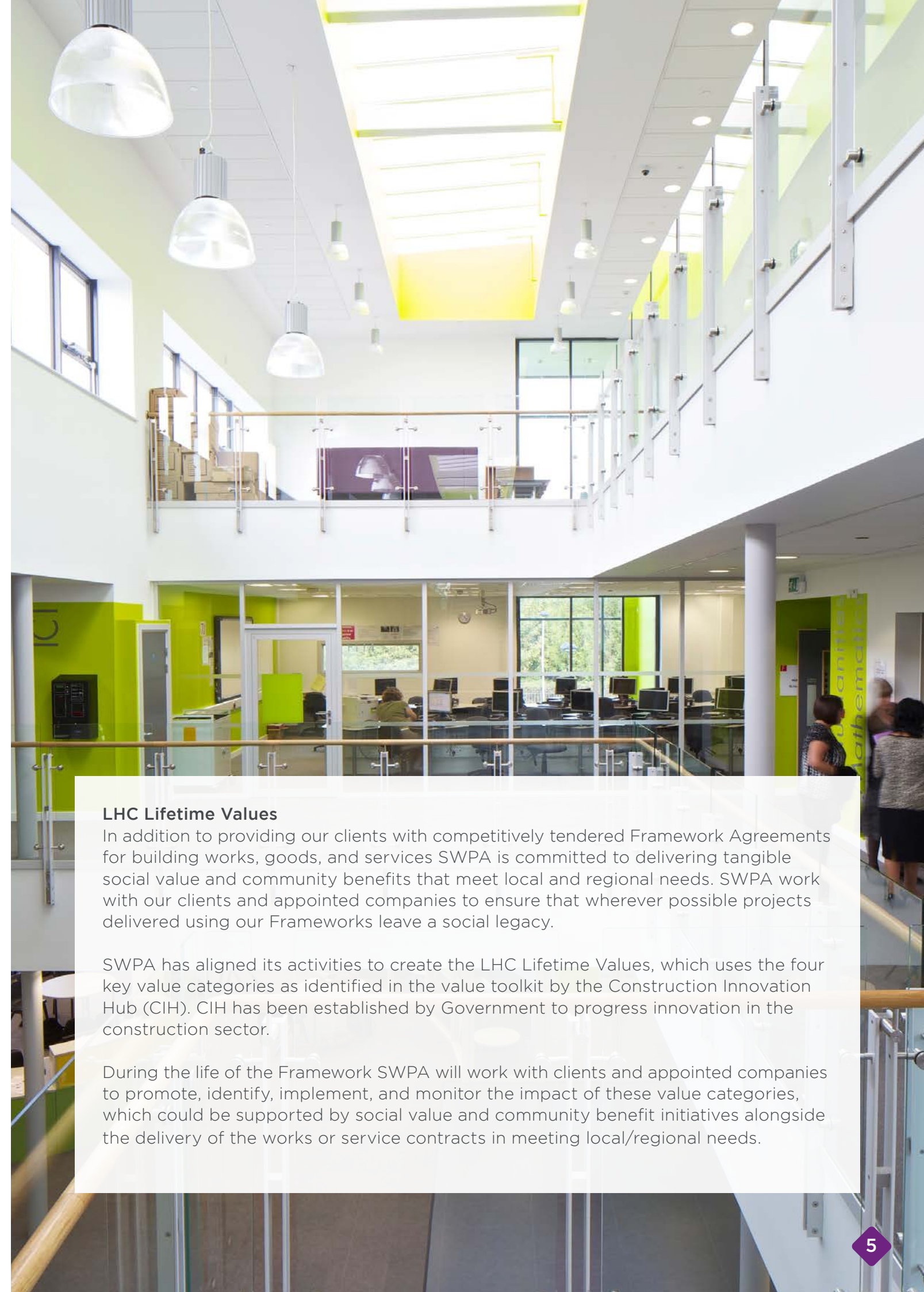
## Workstream 4 - New Build, Refurbishment and Infrastructure

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings across three project value bands.

Additionally, this workstream is capable of delivering a variety of standalone infrastructure projects including flood prevention/mitigation, roadways, drainage, bridges, and more.

### Project Value Bands

£7 million - £14 million  
£14 million - £25 million  
over £25 million



## LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services SWPA is committed to delivering tangible social value and community benefits that meet local and regional needs. SWPA work with our clients and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

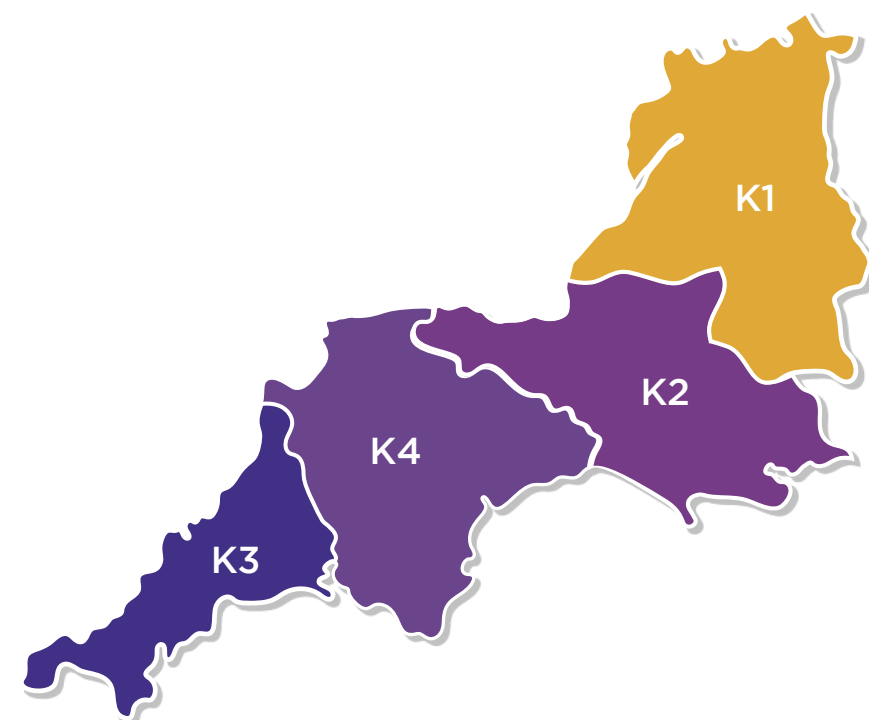
SWPA has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework SWPA 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.



# APPOINTED COMPANIES

## SOUTH WEST ENGLAND



Workstream 1 New Build only	Workstream 2 Refurbishment only	Workstream 3 New Build & Refurbishment	Workstream 4 New Build, Refurbishment & Infrastructure		
£0 - £2m	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	Over £25m

### K1 – Gloucestershire, Wiltshire and Bristol/Bath

Alcema	Alcema	EW Beard	Galliford Try	Farrans	Farrans
EW Beard	EW Beard	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Galliford Try	Galliford Try	Halsall Construction	Morgan Sindall	Morgan Sindall	Morgan Sindall
Modulek	M & J Group	Stepnell	Tilbury Douglas	--	--
Stepnell	Stepnell	Tilbury Douglas	VINCI	--	--

### K2 – Dorset and Somerset

C G Fry and Son	C G Fry and Son	EW Beard	Galliford Try	Farrans	Farrans
EW Beard	EW Beard	Galliford Try	Kier Construction	Kier Construction	Kier Construction
Galliford Try	Galliford Try	Halsall Construction	Morgan Sindall	Morgan Sindall	Morgan Sindall
Modulek	M & J Group	Stepnell	Tilbury Douglas	--	--
Stepnell	Stepnell	Tilbury Douglas	VINCI	--	--

### K3 – Cornwall

Galliford Try	Galliford Try	Galliford Try	Galliford Try	Farrans	Farrans
Modulek	M & J Group	--	Kier Construction	Kier Construction	Kier Construction
--	Obedair	--	Morgan Sindall	Morgan Sindall	Morgan Sindall
--	--	--	Tilbury Douglas	--	--
--	--	--	VINCI	--	--

### K4 – Devon

C G Fry and Son	C G Fry and Son	Galliford Try	Galliford Try	Farrans	Farrans
Galliford Try	Galliford Try	Halsall Construction	Kier Construction	Kier Construction	Kier Construction
Modulek	M & J Group	Tilbury Douglas	Morgan Sindall	Morgan Sindall	Morgan Sindall
--	Obedair	VINCI	Tilbury Douglas	--	--
--	VINCI	--	VINCI	--	--

\*LISTED ALPHABETICALLY

# EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

## Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of these checks were assessed on a pass/fail basis.

In addition to the financial stability assessment, the minimum annual turnover requirement for each value band is as follows:

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Minimum average turnover (over the past 3 years)	£2,000,000	£5,000,000	£25,000,000	£50,000,000	£100,000,000

## Accreditations and Certifications

Applicants must provide evidence they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

### 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

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

### Compliance with Equality Act 2010

Applicants were required to evidence through several confirmatory statements that they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

## Minimum Insurance Cover

Throughout the duration of the framework, applicants are required to have the minimum levels of insurance to be considered as set out in the table below.

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Employer's Liability Insurance	£5,000,000	£5,000,000	£10,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000

## Quality 75%

### General Quality Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	20%

### Workstream Specific Technical Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	40%

### Regional Capability Questions

Regional capability and social value	15%
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### Applicable to workstream 2

Scenario Refurbishment	10%
Refurbishment Management Fees	15%

### Applicable to workstream 3

Scenario New Build	5%
Scenario Refurbishment	5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%

## Price 25%

### Applicable to workstream 1

Scenario New Build	5%
New Build Management Fees	10%
New Build Management Fees for Public Buildings not listed in schedule of rates	10%

### Applicable to workstream 4

Scenario New Build	2.5%
Scenario Refurbishment	2.5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%
Infrastructure Management Fees	5%

# 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, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

## 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. These include:

- > 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, 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/](http://www.swpa.org.uk/who-we-work-with/)

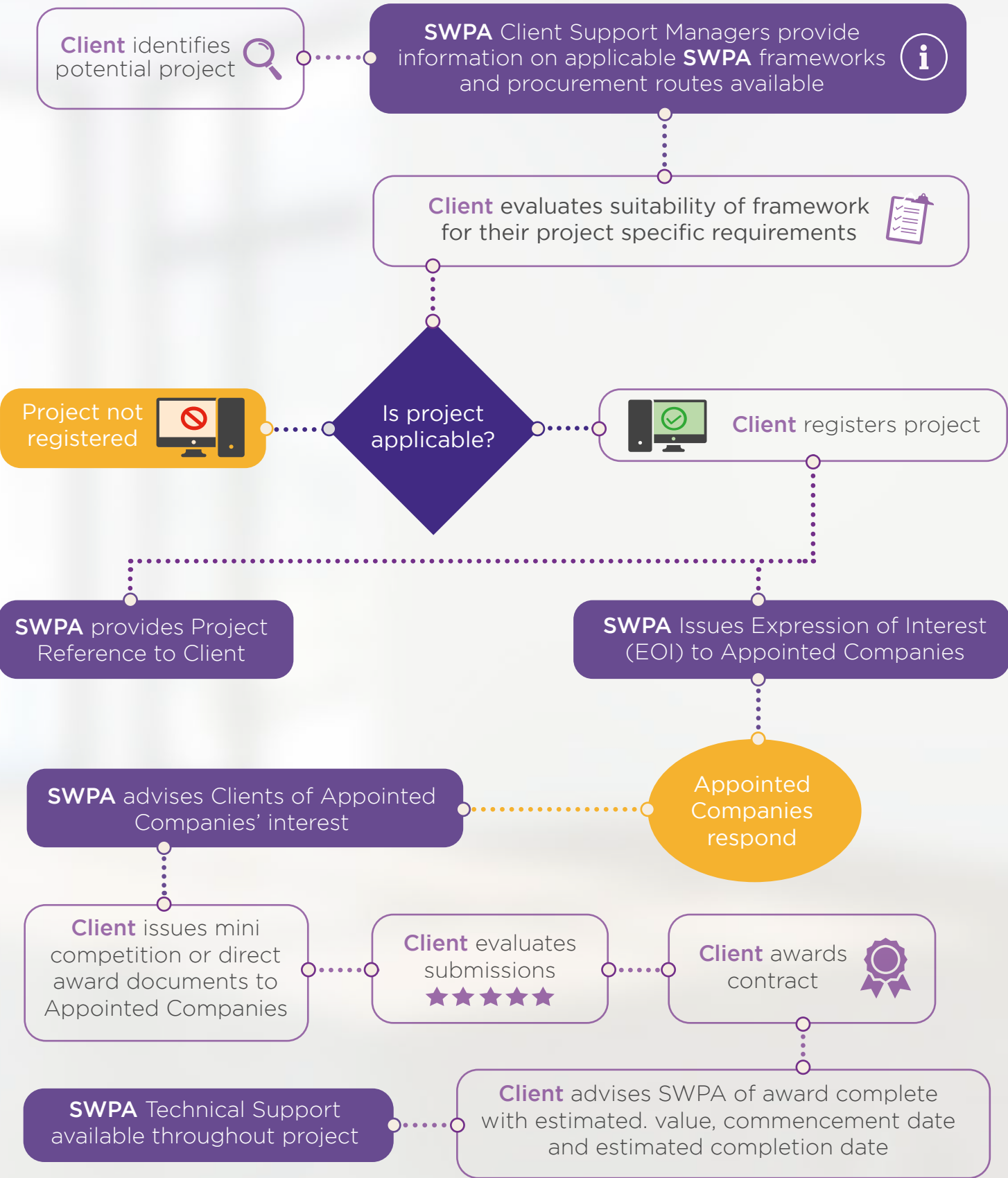
## Cost of Accessing the Framework

Although the framework is free to access for our public sector clients, companies appointed to SWPA 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, SWPA 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](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# THE PROCESS OF USING OUR FRAMEWORK





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

IN ASSOCIATION WITH:



Trusted procurement for  
better buildings and homes