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**United Kingdom-Winchester: Construction work
2014/S 055-091227**

Prior information notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1) Name, addresses and contact point(s)

Hampshire County Council
Three Minsters House High Street
For the attention of: Procurement Support Team
SO23 8UL Winchester
UNITED KINGDOM
Telephone: +44 1962847915
E-mail: procurement.support@hants.gov.uk
Fax: +44 1962841326

Internet address(es):

General address of the contracting authority: <http://www.hants.gov.uk/>

Address of the buyer profile: <https://in-tendhost.co.uk/hampshire>

Further information can be obtained from: The above mentioned contact point(s)

I.2) Type of the contracting authority

Regional or local authority

I.3) Main activity

General public services
Public order and safety
Environment
Health
Housing and community amenities
Social protection
Recreation, culture and religion
Education

I.4) Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: yes
Public authorities to be named in the Pre-Qualification Questionnaire documentation
Three Minsters House, 76 High Street, Hampshire
SO23 8UL Winchester
UNITED KINGDOM

Section II.A: Object of the contract (Works)

II.1) Title attributed to the contract by the contracting authority:

Southern Construction Framework, for public sector major construction projects and programmes of work.

II.2) **Type of contract and location of works**

Main site or location of works:
UKJ,UKK,UKI

II.3) **Information on framework agreement**

The notice involves the establishment of a framework agreement: yes

II.4) **Short description of nature and scope of works**

This notice gives prior information of a forthcoming procurement process which will establish a successor UK Southern Regional Framework Agreement to those currently known as Construction Framework South West (CFSW) and iESE South East and London Construction Framework for Major Projects. The Framework will also be complementary to the new suite of local construction frameworks being established in London by the London Construction Programme (LCP - OJEU Notice [2014/S 039-063860](#)). The Framework is being jointly procured by Devon County Council, Hampshire County Council and Haringey Council for and on behalf of the South West, South East and London respectively. The framework will be divided into three lots respecting the above regions. The value of projects will vary between the lots, but will be from £1m to £5m upwards. The framework will be open to be used by all public body organisations in the South West, South East and London, and will provide a structure through which building construction works may be procured by any participating organisation.

Estimated value excluding VAT:

Range: between 2 400 000 000 and 3 900 000 000 GBP

Lots

This contract is divided into lots: yes

II.5) **Common procurement vocabulary (CPV)**

45000000

II.6) **Scheduled date for start of award procedures and duration of the contract**

Scheduled date for start of award procedures: 1.4.2015

Duration in months: 48 (from the award of the contract)

II.7) **Information about Government Procurement Agreement (GPA)**

The contract is covered by the Government Procurement Agreement (GPA): yes

II.8) **Additional information:**

Information about lots

Title attributed to the contract by the contracting authority:

Lot No: 1

Lot title: Southern Construction Framework, CFSW

1) **Short description:**

It is expected that the Construction Framework South West Lot (CFSW) will be used as a vehicle to deliver diverse types of construction project. While primary, secondary, Further Education and Higher Education will feature in the programme, there will likely be demand from emergency services, health services, civic projects and a range of other sectors across the South West of England as part of the new Southern Construction Framework.

In order to align the operating timelines of CFSW with the new Southern Construction Framework it is likely that CFSW will move to the new model from October 2015, upon expiry of the first two years of the current CFSW Framework. This date will be confirmed through the subsequent Contract Notice.

CFSW is currently in its fifth year of operation and has been widely used to date, predominantly by a range of Public Bodies throughout the South West region of England.

The average construction spend through CFSW has equated to just under £100 million per year in recent years and we anticipate this being likely to grow in future years with an expanding CFSW user base and established mandate. To date CFSW has been used by over 35 organisations to secure construction works across South West England. It is intended that CFSW will be used for the delivery of projects in excess of £1million, with the current average value of projects delivered by CFSW being just over £4 million per project.

CFSW is committed to the delivery of construction projects via a 'Two Stage Open Book' process and recognises the need for construction partners to deliver a very strong and appealing commercial offer for CFSW users. CFSW shares the desire of our client organisations to deliver a well rounded offer including the provision of a wide range of socio-economic benefits. We endorse the aims of the National Association of Construction Frameworks that CFSW meets and exceeds a recognised high operating standard for regional Public Sector construction frameworks.

Construction companies selected to join the new Southern Construction Framework will be expected to be highly competent in terms of working collaboratively, working very closely and openly with CFSW client organisations and other partners and providing clear project support throughout the 'pre construction period'. Also to bring innovative solutions and provide clear leadership and collaboration, to achieve exceptional value through the overall process.

2) **Common procurement vocabulary (CPV)**

45000000

3) **Quantity or scope:**

Estimated value excluding VAT:

Range: between 400 000 000 and 800 000 000 GBP

4) **Indication about different date for start of award procedures and/or duration of contract**

Scheduled date for start of award procedures: 1.4.2015

Duration in months: 48(from the award of the contract)

5) **Additional information about lots:**

Title attributed to the contract by the contracting authority:

Lot No: 2

Lot title: Southern Construction Framework, South East

1) **Short description:**

It is expected that the South East Lot of the Southern Construction Framework will be used as a vehicle to deliver diverse types of construction project. While primary, secondary, Further Education and Higher Education will feature in the programme, there will likely be demand from emergency services, health services, civic projects and a range of other sectors across the South East of England as part of the new Southern Construction Framework.

Within the South East, the South East Seven (SE7) group of authorities (Hampshire County Council, Surrey County Council, Kent County Council, East Sussex County Council, West Sussex County Council, Medway Council and Brighton & Hove Council) are working together to develop a pipeline of work, and aim to work together in the future to deliver value from projects. Current analysis has an identified programme of 800,000,000 GBP of projects in excess of 4,000,000 GBP for the SE7 authorities up to 2019/20. This practice may be adopted by other authorities in the South East either before or during the life of the new Southern Construction Framework. For example, a programme based approach is also in place for major schools work with Reading Borough Council. The framework is intended for projects in excess of 4,000,000 GBP, although individual authorities may put forward projects less than this for consideration. In general, projects less than

4,000,000 GBP will be dealt with through locally procured arrangements, which are complementary to this framework.

Either as part of the Framework management or through programmes under mini-competition SE7 group are also considering the formation of a strategic forum for specific framework programmes. The exact objectives and scope of the strategic forum are currently being explored. The contractors in the South East Lot and contracting authorities will be expected to collaborate to achieve various fundamental targets including commercial and socio-economic benefits, local employment, SME's engagement and apprenticeships targets. The contractors' delivery teams will be expected to collaborate to engage and co-ordinate the integrated supply chain in order to meet the targets.

2) **Common procurement vocabulary (CPV)**

45000000

3) **Quantity or scope:**

Estimated value excluding VAT:

Range: between 800 000 000 and 1 500 000 000 GBP

4) **Indication about different date for start of award procedures and/or duration of contract**

Scheduled date for start of award procedures: 1.4.2015

Duration in months: 48(from the award of the contract)

5) **Additional information about lots:**

The South East Seven (SE7) group of authorities are working together to develop a pipeline of work, and aim to work together in the future to deliver value from projects. Current analysis has an identified programme of 800,000,000 GBP of projects in excess of 4,000,000 GBP for the SE7 authorities up to 2021. This framework is intended for projects in excess of £4,000,000, although individual authorities may put forward projects less than this for consideration. In general, projects less than 4,000,000 GBP will be dealt with through locally procured arrangements, which are complementary to this framework.

Either as part of the Framework management or through programmes under mini-competition SE7 group authorities are considering the formation of a strategic forum for framework programmes. The exact objectives and scope of the strategic forum are currently being explored. However, the contractors and contracting authorities will be expected to collaborate to achieve various fundamental targets including commercial and socio-economic benefits, local employment, SME's engagement and apprenticeships targets. The contractors' delivery teams will be expected to collaborate to engage and co-ordinate the integrated supply chain in order to meet the targets.

The SE7 group would like to explore the capacity of the market in generally meeting the requirements across all programmes in the framework and in particular sourcing their secondary schools programmes through the Framework.

Notwithstanding the above, the framework will be available to all SE public authorities, for any new build or refurbishment building works and the practice outlined above made adopted more widely.

Title attributed to the contract by the contracting authority:

Lot No: 3

Lot title: Southern Construction Framework, London

1) **Short description:**

It is expected that the London Lot of the Southern Construction Framework will be used as a vehicle to deliver diverse types of construction project. While primary, secondary, Further Education and Higher Education will feature in the programme, there will likely be demand from emergency services, health services, civic projects, housing and a range of other sectors across London as part of the new Southern Construction Framework.

London Authorities, through the London Construction Programme board and Advisory Panel Commissioning Organisations, have developed a pipeline of frameworks for Construction Services and Works. The Southern Construction Framework Agreement (SCF) is one of these frameworks. The SCF is intended to complement the emerging London Major Works Framework Agreement particularly for projects over 10m GBP where the project work is within the remit of SCF. Based on historic information for previous years programmes the value of works in London for projects above 10m GBP could be in the region of 300m GBP - 400m GBP per annum.

LCP will be looking for contractors who will fully appreciate and positively support the need for public sector authorities to lead by example in the design and construction of their buildings in terms of whole life costs, sustainably sourced materials and energy efficiency. Additionally, the contractors will help raise the overall standards of building performance.

The contractors will be expected to provide and disseminate best practice to the various commissioning teams in each authority and to a wide range of technical and non-technical clients across the authorities who are assigned to deliver construction works projects.

LCP are looking for contractors who will also support the delivery of construction projects that have a reduced environmental impact (e.g. minimise waste, reduced carbon emissions and increased use of recycled material), community benefits and apprenticeships.

2) **Common procurement vocabulary (CPV)**

45000000

3) **Quantity or scope:**

Estimated value excluding VAT:

Range: between 1 200 000 000 and 1 600 000 000 GBP

4) **Indication about different date for start of award procedures and/or duration of contract**

Scheduled date for start of award procedures: 1.4.2015

Duration in months: 48(from the award of the contract)

5) **Additional information about lots:**

London is procuring a complementary lower value range Framework arrangement (see OJEU Notice [2014/S 039-063860](#)). It is intended that this arrangement will be the default framework for projects up to 10 million GBP across London. The London Lot of the Southern Construction Framework will be a pan-London arrangement for projects greater than 10 million GBP, but may occasionally be used for lesser value projects subject to the preferences, but not for any projects lower than 5 million GBP.

Section III: Legal, economic, financial and technical information

III.1) **Conditions relating to the contract**

III.1.1) **Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:**

III.2) **Conditions for participation**

III.2.1) **Information about reserved contracts**

Section VI: Complementary information

VI.1) **Information about European Union funds**

The contract is related to a project and/or programme financed by European Union funds: yes

Reference to project(s) and/or programme(s): Certain individual works projects within the framework, may be financed by EU funds.

VI.2) **Additional information:**

The framework is being jointly procured by Devon County Council, Hampshire County Council and Haringey Council (the procuring group) in three lots as detailed in Annex B. The Southern Construction Framework represents a joined up approach to building construction in the South of England by joining up the following:

South West – Construction Framework South West, Led by Devon County Council for and on behalf of authorities in the South West. The existing framework is in its second generation.

South East – Currently known as iESE South East and London Construction Framework, led by Hampshire County Council. This existing framework is in its second generation.

London – Currently served by the iESE South East and London Construction Framework, a new body, the London Construction Programme has developed a procurement strategy for London, and led by Haringey Council, will be putting in place a set of local construction frameworks in 2014 / 2015 (see OJEU Notice [2014/S 039-063860](#)).

The new framework will be led by Hampshire County Council for and on behalf of the procuring group of authorities. The procuring group will develop and promote the best practice two stage open book tendering, a performance management approach and a greater focus on local requirements.

The Southern Construction Framework will follow the principles and practice of the existing CFSW and iESE South East and London Construction Frameworks, as well as the Government Construction Strategy (2011), the Industrial Strategy for Construction (Construction 2025), and guidance to new models of construction procurement, specifically Two Stage Open Book, which was published in January 2014 (Link below).

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275722/Two_Stage_Open_Book_Guidance.pdf

The fundamental requirements of the framework are:

1. Client Commitment – The early creation of an integrated team including Consultants, Tier 1 Contractor(s) and Tier 2/3 Subcontractors and Suppliers
2. Demonstrable Benefits - to Client(s), Tier 1 Contractor(s) and Tier 2/3 Subcontractors and Suppliers
3. Agreed Activities – Throughout the Preconstruction Phase of Two Stage Open Book/Supply Chain Collaboration, describing step by step the roles and contributions of Consultants, Tier 1 Contractor(s) and Tier 2/3 Subcontractors and Suppliers in relation to each work/supply package, as preconditions to the Client granting authority for the Construction Phase of the project to proceed
4. Governance and Continuity – Appropriate individuals representing the Client and other integrated team members, briefed, trained and working together to overcome and challenge any delay or disruption to agreed Two Stage Open Book/Supply Chain Collaboration processes
5. Collaborative Culture – Agreed activities to build mutual trust and confidence and eliminate adversarial or opportunistic behaviours
6. Conditional Contracts – Early Preconstruction Phase appointments of Consultants and Tier 1 Contractor(s) (and where possible Tier 2/3 Subcontractors and Suppliers) to undertake clearly specified Two Stage Open Book/Supply Chain Collaboration activities, with their Construction Phase appointments strictly conditional on meeting the project brief, Project Budget and other agreed preconditions
7. Preconstruction Phase Timetable – Commitment to binding deadlines for all Preconstruction Phase activities governing joint design, costing, risk management and programming under Two Stage Open Book/Supply Chain Collaboration
8. Open Book Costs - Agreement of fees/profit/overheads of Consultants and of Tier 1 Contractor(s) (and where possible of Tier 2/3 Subcontractors and Suppliers), so that cost savings do not erode margins
9. Guidance and Case Studies – Use of evidence as to what Two Stage Open Book/Supply Chain Collaboration can achieve and how they should be implemented

10. Minimum standards of performance – expectation that contractors will maintain minimum standards of performance

11. Local requirements – development of relationships to help local authorities to deliver local requirements. A Southern Construction Framework Supplier Briefing event will be held on 23.4.2014 for interested main contractors, which will provide further information on the procurement of the new jointly procured framework. To register to attend this event, please e mail Artur.Krzyzanski@hants.gov.uk to book a place. Full details of the location and timing will be provided to you when it becomes available. Please note that space is likely to be limited so we can accept a maximum of two representatives from each organisation attending, and all places must be pre booked by no later than 16:00 on the 4.3.2014.

Please look out for a subsequent Contract Notice in relation to this PIN Notice, likely to be published in May 2014.

VI.3) **Information on general regulatory framework**

VI.4) **Date of dispatch of this notice:**
14.3.2014