



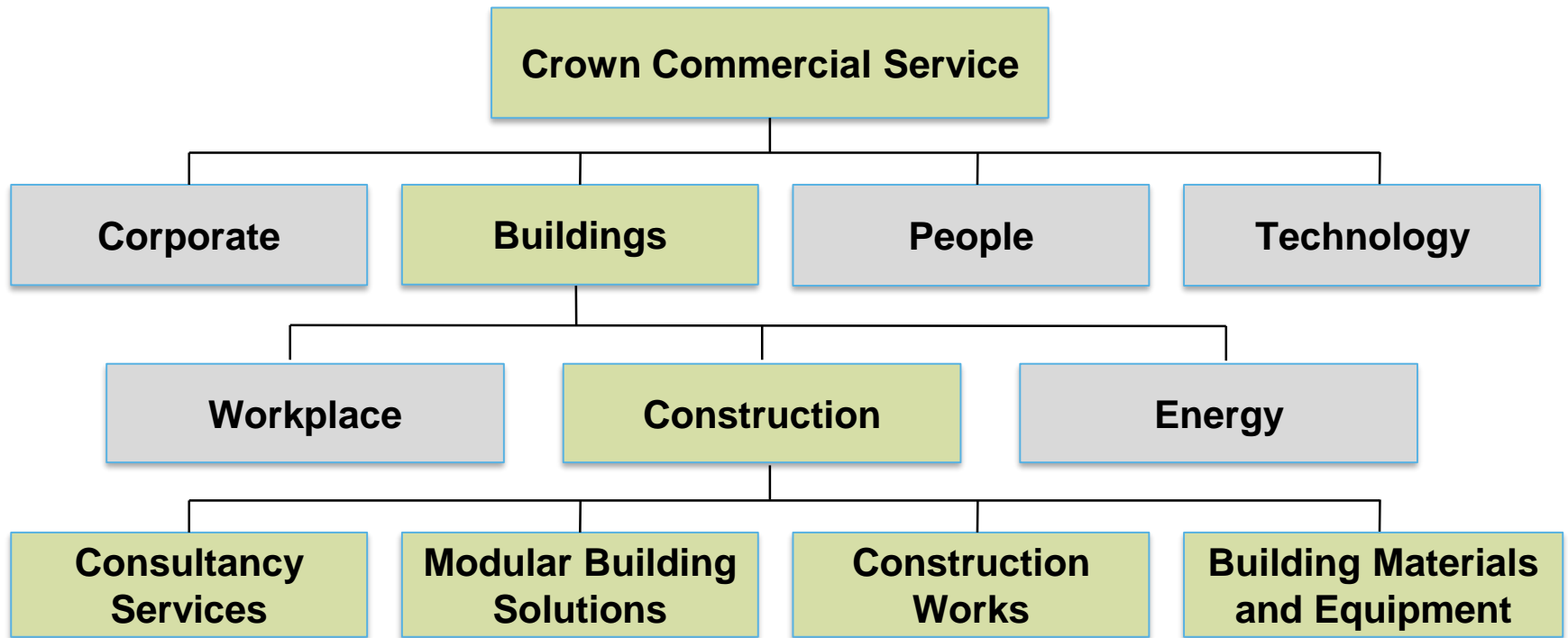
Introduction to the Construction Works & Associated Services Framework

*Sam Ulyatt & John Welch
Constructing Excellence Procurement Group 22 April 2020*



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Crown Commercial Service – Who we are, what we do



CCS Buildings Pillar Objective

The CCS Buildings Pillar supports our customers through the building, operation and management of the Built Asset.

We offer a full lifecycle service for property, construction, infrastructure consultancy projects across all RIBA stages.

Using our extensive knowledge of the market and suppliers, customers can access frameworks for all of their buildings needs, whilst being reassured that they are efficient, effective and compliant.



CCS Construction Integrated Solution

DESIGN

BUILD

OPERATE

MAINTAIN

Consultancy Services

Start Date – May 2017
End Date - May 2021

- Project Management
- Architectural Services
- Cost Management Services
- Civil & Structural Eng.
- Building Services Eng.
- Environmental Services

Construction Works

Start Date – October 2019
End Date - October 2026

- Building Work & Civil Eng.
- Construction Works and Associated Services
- Residential
- High Rise Accommodation
- Maritime
- Airfields
- Demolition
- Construction Management

Building Materials and Equipment

Start Date – May 2019
End Date - Oct 2020

- Procurement service for items below
- Heavy Materials
- Plumbing & Heating
- Electrical Equipment
- Timber and Joinery
- Hand & Power Tools
- Paints & Solvents
- Flooring & Tiles
- PPE
- Kitchens & Bathroom
- Plant & Equipment
- Fire Resistant Materials

Modular Building Solutions

Start Date – July 2019
End Date - April 2023

- Design
- Manufacture
- Delivery
- Installation



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Policy Context

CCS construction frameworks support a range of government construction policies, including:

- Making government a better client
- Improving value for money
- Improving productivity
- Modern methods of construction
- Implementing BIM & digital solutions
- Enhancing technology and information security
- Delivering apprenticeships
- Encouraging the growth of SMEs and the industry
- Promoting fair payment
- Reducing commercial friction
- Benchmarking for improved future performance



Construction Works & Associated Services Framework

- Supports the implementation of government policies and strategies
- Brings together industry with the end user to promote collaborative working practices to improve outputs by adopting an innovative framework alliancing approach
- Promote innovation and efficiency through the adoption of technology and modern methods of construction (MMC)
- Support the use of whole life cost approaches in public sector spending
- Flexible application allowing the use of all common construction procurement methodologies.
- Introduce government “boiler plate” clauses to standardise industry terms and conditions supporting obtaining best value
- Supports a sustainable industry through prompt payment initiatives and social value
- Provides access to SMEs at regional level
- Complements integrated CCS frameworks for Professional Services, Modular Building, Building Materials and Facilities Management



Key Features and Flexibility

- Flexible Project Contract options available (NEC3/4, JCT/SBCC, PPC2000, TAC-1)
- Standard Central Government Boilerplate amendments
- Multiple procurement, tendering and pricing strategies supported:

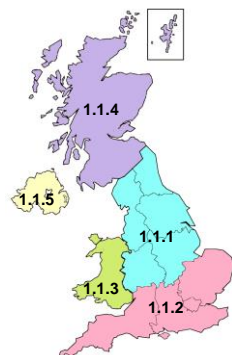
• Traditional (designed)	• Design and Build
• Single Stage tendering	• Two Stage tendering
• Early Contractor Involvement	• Open Book
• Lump Sum	• Target Cost + pain/gain sharing

- Framework is built around an Alliancing structure, using industry standard FAC-1 documentation
- Competitive Award and Direct Award procedures available
- 7 year framework period to support longer term project requirements
- Structured Management Information provision to track and review framework performance



Construction Works & Associated Services – General Lots

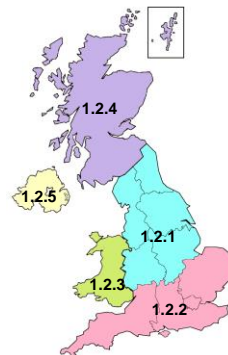
Lot 1.1
Building Works



Projects up to
£3m

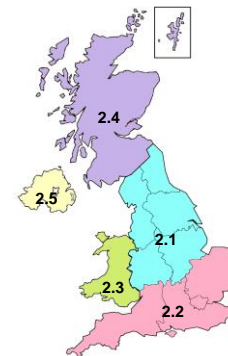
Up to 20 suppliers per regional sub-lot

Lot 1.2
Civil Engineering Works



Up to 10 suppliers per regional sub-lot

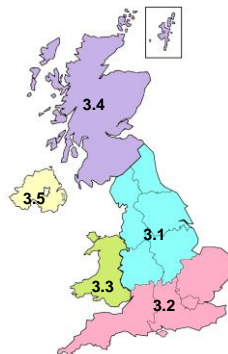
Lot 2
General Construction Works



Projects between
£3 - £10m

Up to 12 suppliers per regional sub-lot

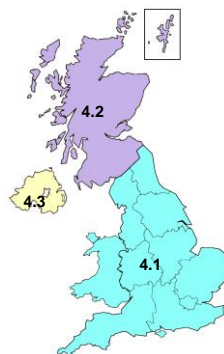
Lot 3
General Construction Works



Projects Between
£10- £30m

Up to 12 suppliers per regional sub-lot

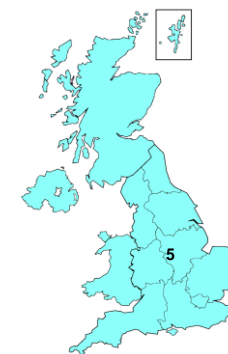
Lot 4
General Construction Works



Projects Between
£30- £80m

Up to 12 suppliers per regional sub-lot

Lot 5
General Construction Works



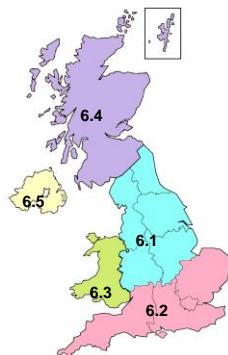
Projects over
£80m

Up to 12 suppliers –
National Delivery Lot

*Regional lots are aligned to the NUTS 1 codes

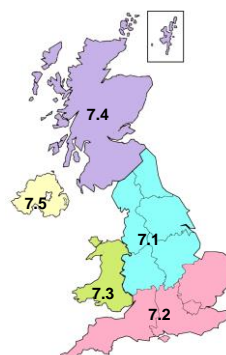
Construction Works & Associated Services – Specialist Lots

Lot 6
Residential Works



Up to 12 suppliers per regional sub-lot

Lot 7
High Rise Accommodation Works



Up to 12 suppliers per regional sub-lot

Lot 8
Maritime Works



Up to 6 suppliers
National Delivery Lot

Lot 9
Airfield Works



Up to 6 suppliers
National Delivery Lot

Lot 10
Demolition and Decommissioning



Up to 20 suppliers
National Delivery Lot

Lot 11
Construction Management



Up to 20 suppliers
National Delivery Lot

*Regional lots are aligned to the NUTS 1 codes

Alliancing in CCS Frameworks

CCS Construction Frameworks are built around an Alliancing structure, using industry standard FAC-1 documentation.

“The alliance contracts created by the CCS are built around shared objectives with transparent assessment against agreed success measures and targets, The CCS and its suppliers enter into a single multi-party contract, which sets out the award procedures for each project or programme of work. The public sector users who join the alliance also sign up to the same contract. This creates a set of integrated relationships through which clients, suppliers and user members can all learn from each other’s experience.”

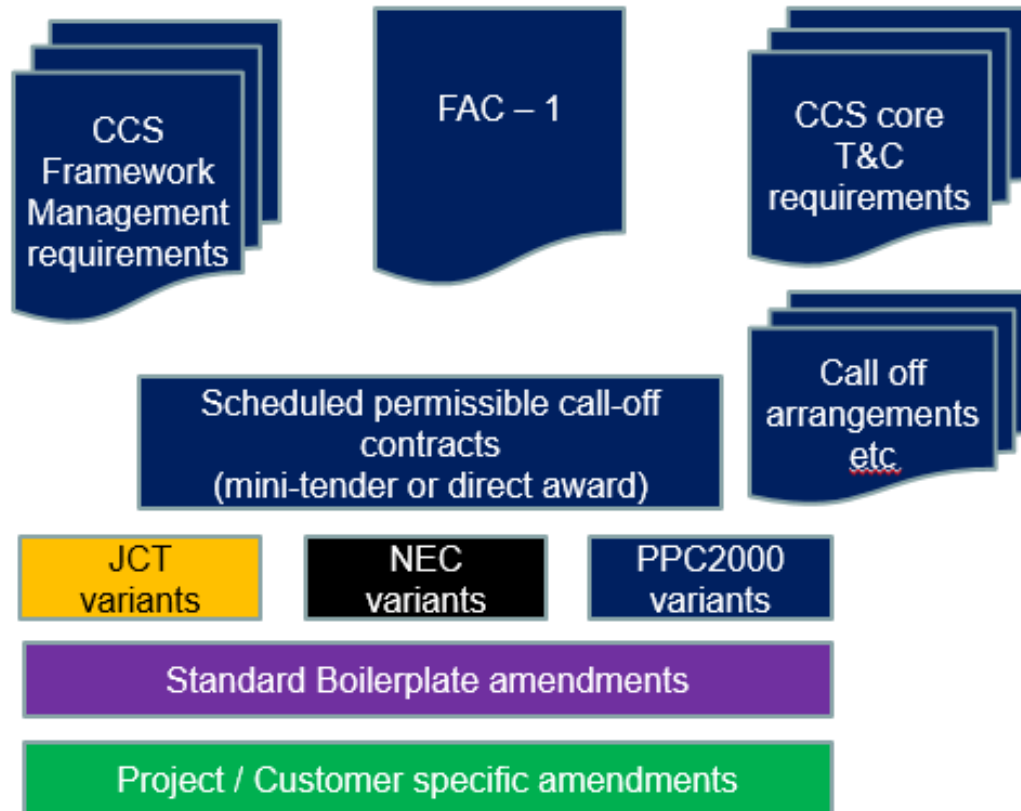
Professor David Mosey, Director - Centre of Construction Law at King’s College, London
BUILDING Magazine 17 October 2019



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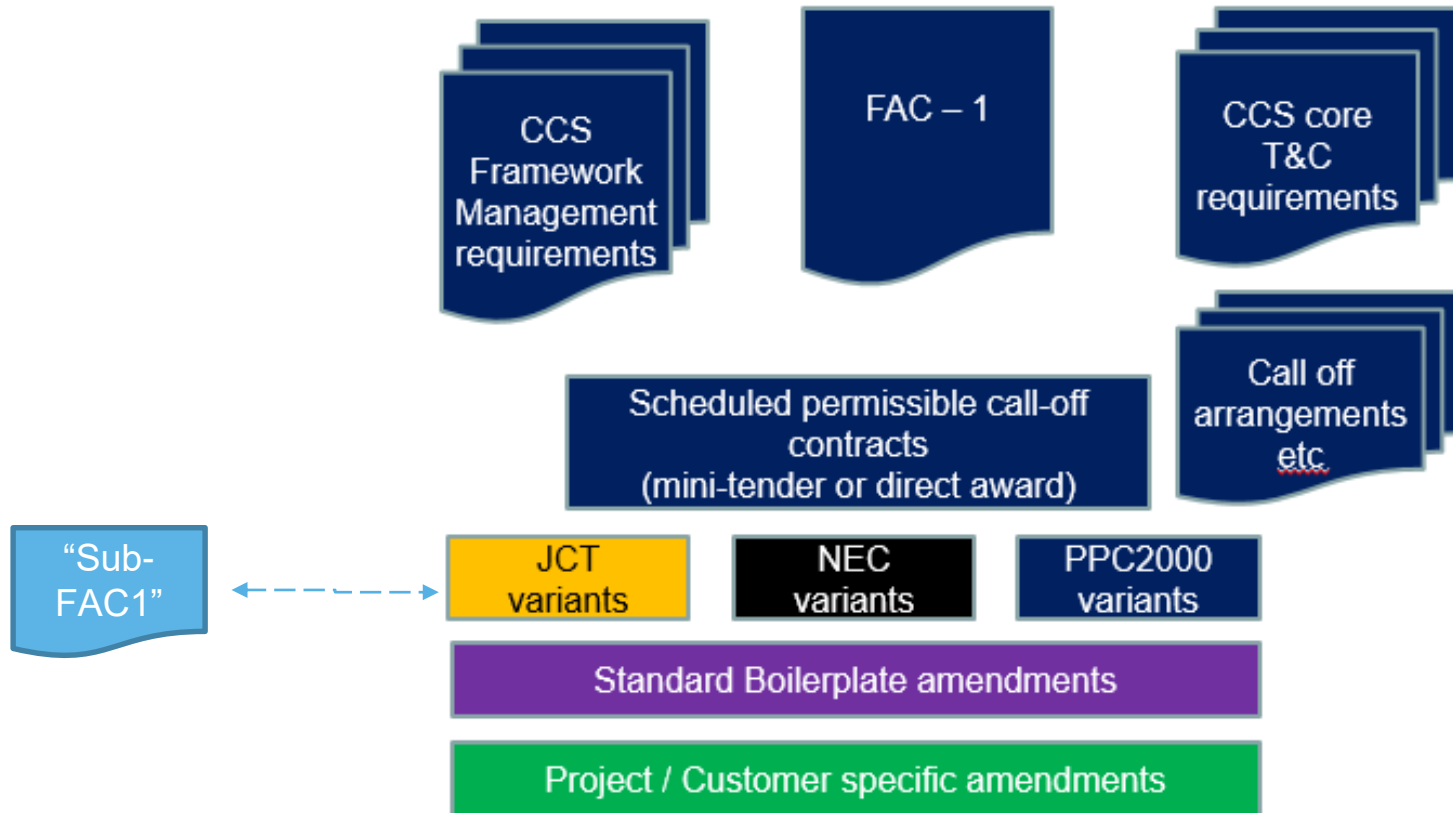
FAC1 Construction Framework Agreement

Contract Structure

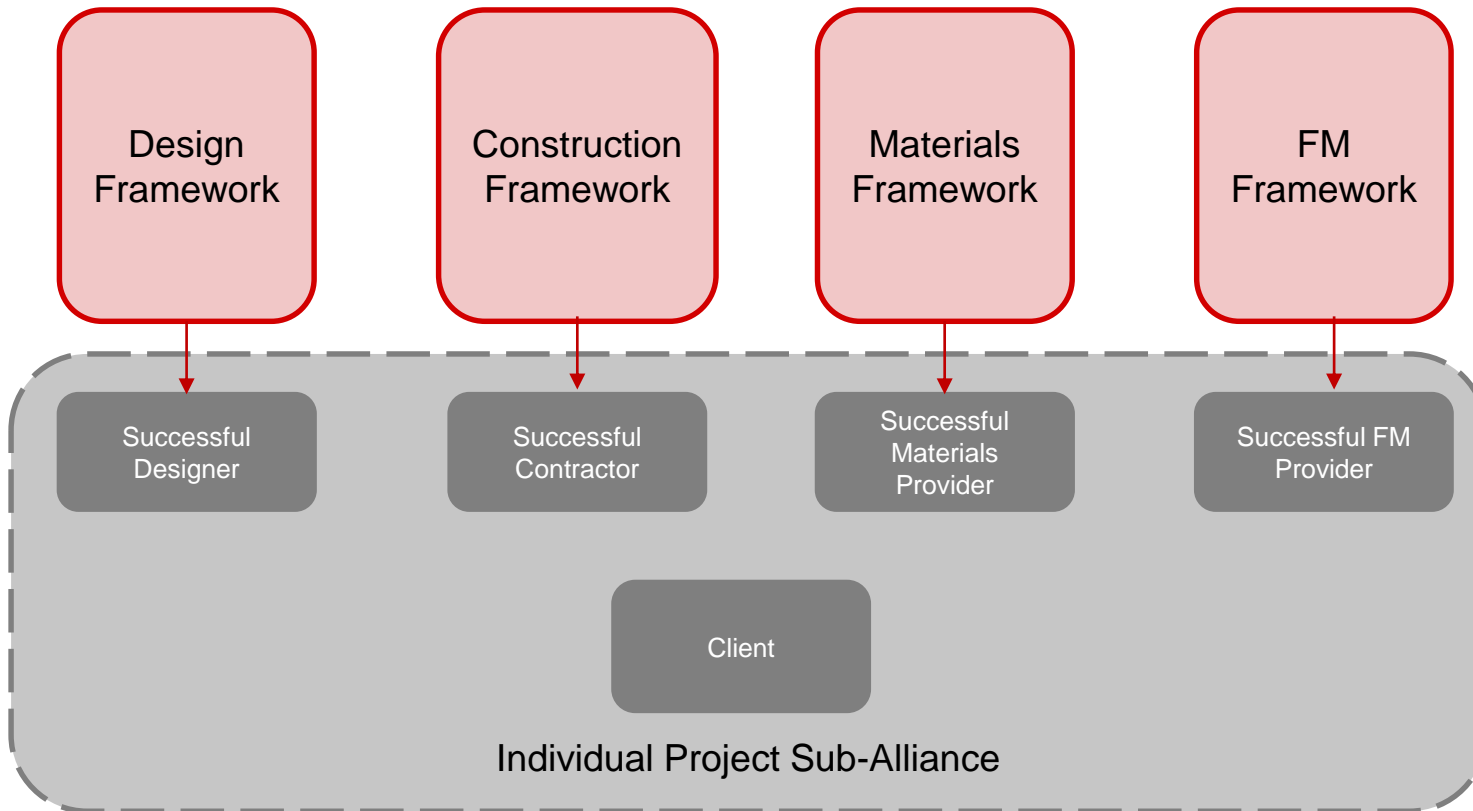


Sub-Alliancing using FAC-1

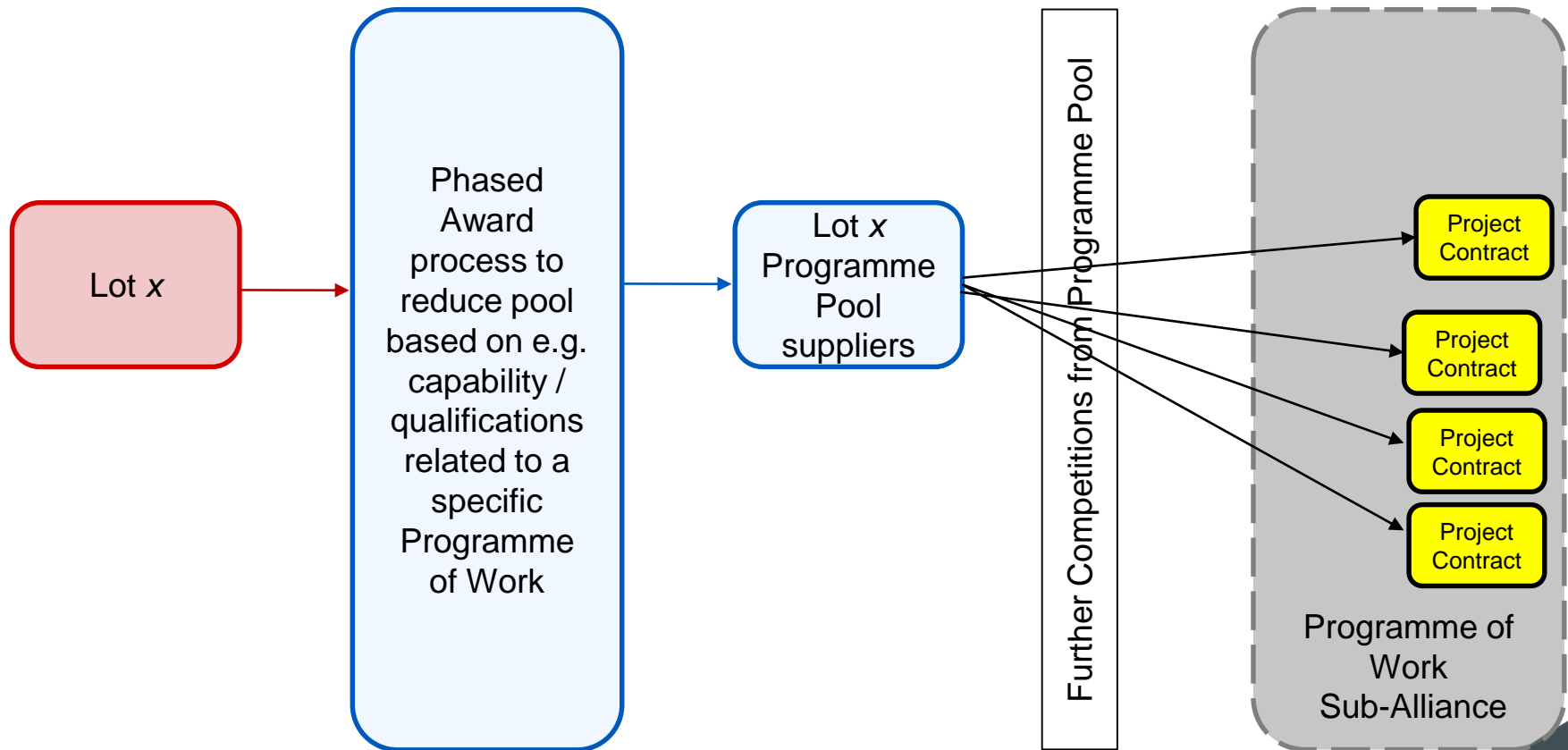
Contract Structure



Project Sub-Alliances



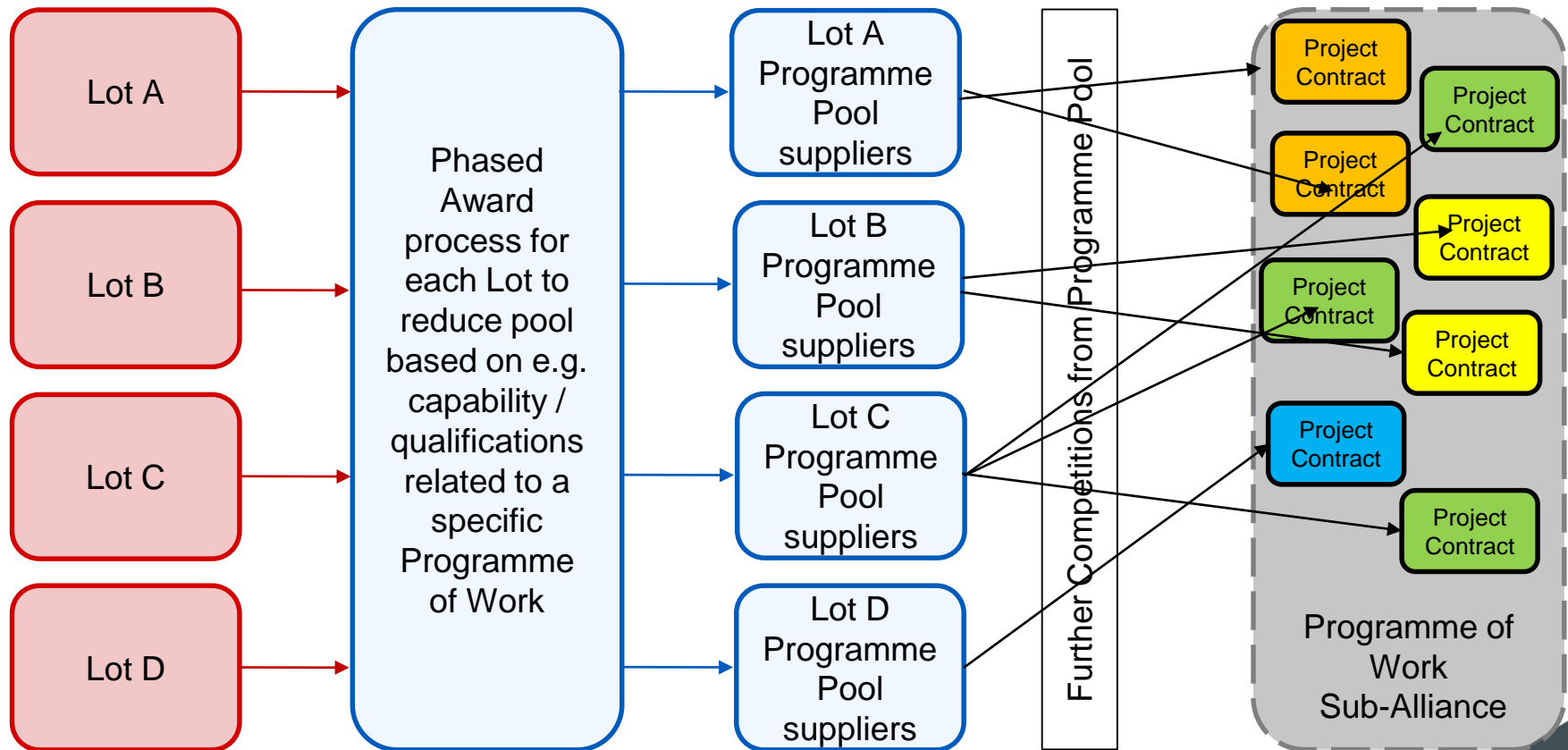
Programme of Work Sub-Alliances



Programme Pool suppliers collaborate with Additional Client(s) to develop Sub-Alliance Timetable, Risk Log, Success Measures, Incentives etc



Programme of Work Sub-Alliances – Multi-Lot



Programme Pool suppliers collaborate with Additional Client(s) to develop Sub-Alliance Timetable, Risk Log, Success Measures, Incentives etc

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