Constructing West Midlands

Quick Start
(Capital Works Framework)

National Association Construction Frameworks

"Constructing West Midlands is fully aligned with the Constructing Excellence principles. It has the framework flexibility clients need and is focussed on serving local communities via the provision of impartial expert advice and projects which deliver sustainability, economic impact and social value."

Alison Nicholl
Head of Constructing Excellence

Who we are?

The Constructing West Midlands (CWM) Capital Works Framework is a fully OJEU-compliant publicly owned and managed framework.

Established to deliver significant cost and time savings in the procurement of construction projects across the West Midlands region, the framework is a collaboration between Solihull Metropolitan Borough Council, Sandwell Metropolitan Borough Council and Acivico Limited (which is wholly owned by Birmingham City Council).

Delivering more than £2-billion of projects since 2004, the Constructing West Midlands Capital Works framework is a readymade delivery vehicle for capital building works. It is one of only 11 UK frameworks to be a member of the National Association of Construction Frameworks (NACF).

Acivico GROUP

Sandwell Metropolitan Borough Council

Solihull Metropolitan Borough Council

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Why use CWM?

The team you can trust

As a member of the NACF, the Constructing West Midlands Capital Works Framework satisfies all the key requirements to be affiliated with this LGA backed organisation.

The framework's management team comprises impartial industry experts who are driving the development and adoption of framework best practice at a national and regional level, and its contractor partners have delivered more than £4bn of framework projects in the last three years alone.

Your regional framework

Based in the West Midlands, we understand the needs of and serve communities situated throughout the region. Our interests align with the interests of the people who will ultimately use and manage a facility and, as a wholly owned public framework, we are committed to delivering environmental, economic and social sustainability.

Best practice public sector procurement

Our framework principles are in line with those promoted by the Local Government Association (LGA), central Government (The Cabinet Office and BEIS) and Constructing Excellence.

We are committed to:

- Providing impartial advice
- A competitive contractor selection process
- Whole life vs capital cost evaluations
- Early-stage collaboration to maximise efficiencies and deliver zero defects
- Stringent open book, quality assurance and audit requirements
- Adding economic and social value
- Sustainability

Why use CWM?

Cost effective, simple to use and OJEU compliant

The Constructing West Midlands Capital Works Framework is designed to deliver cost and time savings via the adoption of a more efficient procurement process.

The framework delivers:

- Significant reductions in procurement costs – typically around 90%
- An average reduction in procurement time of 100-200 days
- Access to highly experienced, pre-vetted contractors
- An integrated whole-life approach to construction
- Optimal framework flexibility
- The option to use pre-tendered pricing rates
- Cost savings and economies of scale
- Simple access via a one-off framework access agreement

Robust KPIs

All contractor partners are required to meet stringent KPIs for:

- Client satisfaction
- Cost predictability
- Time predictability
- Fair payment conditions

Contractor partners are required to adhere to fair payment provisions and to meet the guidance contained within the Construction Leadership Council (CLC) Supply Chain Payment Charter.

Consistently high levels of performance

Like other NACF member frameworks, we consistently achieve higher performance scores in the areas covered by our KPIs than the national average for public sector projects. Contractor partner performance is monitored on a quarterly basis.

> “Every year, the public sector spends millions on construction procurement processes.
> **It doesn't have to be this way.**”

Why use CWM?

Building Better Communities

The Constructing West Midlands Capital Works framework sets high standards for sustainability and the provision of economic and social value.

Economic & Social Value Commitments

- Payment of the Real Living Wage
- Local supply chain spend
- The creation of training, educational and employment opportunities
- Adherence to both the social value policy of the West Midlands Combined Authority and the Birmingham Business Charter for Social Responsibility
- Financial investments in local communities by contractor partners
- The engagement of SMEs where appropriate
- Mandatory adherence to the Considerate Constructors Scheme Code of Practice on all sites

Sustainability Commitments

- Contractor partners must deliver a minimum amount of CO2 savings per £1m of works contracted through the framework
- Stringent environmental and sustainability requirements set for all projects including:
    - Water usage
    - Embodied carbon
    - Waste and waste-to-landfill
    - Use of environmentally friendly materials
    - Sustainable transport plans for labour and materials
    - Reduction of greenhouse gas emissions

> “Constructing West Midlands is the first framework in the region to legally require the payment of the Real Living Wage.”

BIRMINGHAM BUSINESS CHARTER B FOR SOCIAL responsibility

Our contractors

Our Capital Works contractors (contractor partners) were selected following a robust tender and due diligence process, carried out in accordance with Public Contracts Regulations (PCR) 2015 and recognised industry best-practice standard PAS91/SQ. They have a proven track record in the delivery of public sector projects and deliver high quality construction projects on time and on budget.

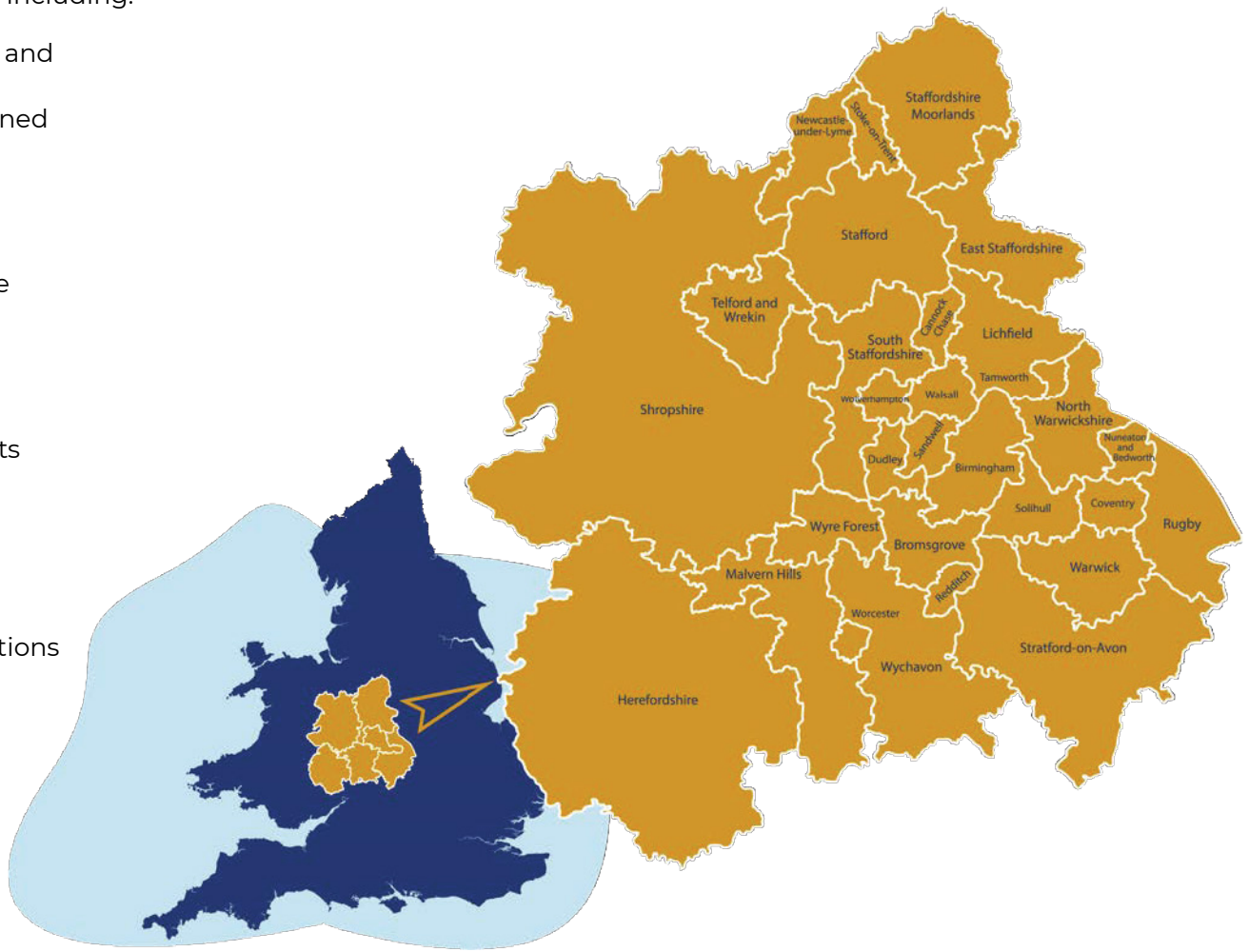
They operate in a safe and sustainable manner, and are committed to providing cost and programme certainty, reducing construction waste and supporting the local communities in which they work.

Who can use the framework

The CWM Framework can be accessed by any public sector organisation across the West Midlands region including:

- Local Authorities including County, District and Borough Councils
- Parish Councils, Town Councils and Combined Authorities
- Government Departments and agencies
- Educational, training and learning establishments
- Social enterprises within culture and leisure
- Registered providers of social housing
- The National Housing Federation
- Blue light services
- NHS Bodies including Acute Trusts, Clinical Commissioning Groups, Mental Health Trusts and care homes
- Local Enterprise Partnerships
- Private enterprises qualifying as Bodies Governed by Public Law
- Registered charities and third sector organisations including voluntary organisations and community groups

For further guidance, please get in touch with us.



CWM Constructing West Midlands

How it works

What works can be delivered?

A range of capital works projects can be delivered through Constructing West Midlands Capital Works Framework including:

- New builds
- Refurbishments
- Extensions
- Fit-outs

Framework flexibility

Constructing West Midlands has a flexible framework structure which can be tailored to suit individual client requirements.

Clients have a choice of:

- Contractor
- Procurement / call-off type: Direct Award or Mini-Competition
- Design flexibility: Full, part or no design. Engagement at any RIBA stage.
- Contract type: NEC4 or JCT suite of contracts

We also offer the choice of:

- A **single stage procurement** process - where a Contractor is selected on factors including a firm price for the works. This will usually be based on the Client's full or substantially complete design proposals.
- A **two-stage procurement** process - where the Contractor is selected at an early stage of the project based on high level cost and/or quality factors (Stage 1) to work alongside the Client and their appointed team to develop proposals. The price is established through an 'open book' process before the works contract is awarded (stage 2).
- A **hybrid procurement process** – which provides some of the benefits of the two-stage process above whilst maintaining competition at the second stage between two or more CWM Contractor Partners.

As an NACF member, we actively promote use of the two stage 'Open Book' model.

Contractor selection & pricing

Prospective clients are given the opportunity to select the contractor partner which best suits their requirements via either mini-competition or direct award. There is no limit on the value of call-off irrespective of the method adopted.

Mini-Competitions

Mini-Competitions can be run in two different formats:

- **A 'Fast Track' Mini-Competition will typically** focus on the prioritization of either cost or quality when selecting a contractor partner without the need for detailed method statements, programmes or presentation material.

- **A 'Full' Mini-Competitions** presumes further cost and/or quality competition and facilitates requirements for more detailed submissions by Contractor Partners. Please note, the cost/quality ratio used for evaluation can be altered to suit the type of project and individual client requirements.

Direct Award

In some circumstances, it may be more appropriate or a client may wish to directly award a project to a specific contractor partner.

A direct award can be made in one of two ways:

- **Client discretion** where a client chooses at their own discretion to award a project to their contractor partner of choice subject to them following the principles of equal treatment and transparency.
- **Automated selection**: where contractor partner selection is made using framework set price and quality criteria to select the most suitable partner for any given project.

Pricing

Users of the framework will have access to competitively tendered rates for each of the Contractor Partners covering a wide range of project types, values and procurement / delivery routes. These briefly cover:-

- Fees/overheads and profit
- Design and pre-construction fees
- Part-priced preliminaries

These 'not-to-exceed' rates may be adjusted downwards either through mini-competition or negotiation and can be used with the JCT and NEC4 suites of contracts.

Accessing arrangements

Access Agreements

Any public body wishing to access the Constructing West Midlands framework can do so by entering into an Access Agreement.

This agreement only needs to be completed once by the client. Subsequent call-off contracts can be entered into with a contractor partner directly subject to the completion of a call off request and approval from the framework to proceed.

Please note, clients who have entered into an access agreement are under no obligation whatsoever to place work through the framework.

Transparent Pricing

We adopt a transparent approach to pricing and costs.

We charge no membership fees for accessing the framework and instead, framework management costs are covered by a 0.25% rebate payable by the Contractor Partner to Constructing West Midlands on all amounts paid to them under the Framework.

For more information and advice, email us at CWMenquiries@acivicogroup.co.uk

constructingwestmidlands.co.uk