

Constructing West Midlands Framework Briefing –

Repairs & Maintenance and Capital Projects

Cabinet 22nd January 2020



Constructing West Midlands Framework Background

- **Joint Working** - This is a joint initiative to procure and manage a suite of frameworks for building repair and maintenance services, capital construction projects and other public property related functions across the West Midlands region.
- **Updating** - The current framework arrangement with Solihull MBC for the provision of repairs and maintenance to non-housing properties comes to an end on 31 March 2020 (NB: Six month extension approved until 30 September 2020 to allow for contract award & mobilisation).
- **Best Value** - Further to Cabinet authority August 2019; An option appraisal has been carried out to explore other Framework arrangements with the possibility of partnering with the recommissioning of the Construction West Midlands (CWM) Repairs & Maintenance and Capital framework .



Constructing WM Framework Benefits

- **Co-Ownership** - Ability for the Council to co-own and administer it's own Frameworks and exert more control over the quality of the contractors it engages with and exert more influence over the way they operate on Council schemes (with a focus on value for money and greater social value outputs)
- **Savings and Efficiency** - The current framework arrangement with Solihull MBC involves the payment of an access and administration fee to Solihull, it is considered that by taking on the role as a contracting authority on a side by side basis with the other partner(s), this will realise savings and avoid any duplication of administrative roles.
- **Choice and Best Value** - Sandwell does not currently have access to an in-house commissioned capital works framework and uses other frameworks and means of procurement for its capital schemes, having the ability to access a purpose-built framework designed and commissioned to be tailored to the partners needs will offer additional choice.



Regional Coverage but with a strong focus on Sandwell



CWM promotes flexibility and is focused on client choice:

- ✓ Choice of contractor
- ✓ Choice of consultant
- ✓ Choice of contract type
- ✓ Ability to focus on Social Value and measure performance & outcomes
- ✓ Ability to specify use of local contractors
- ✓ Ability to influence use of local workforce, promoting skills & development opportunities

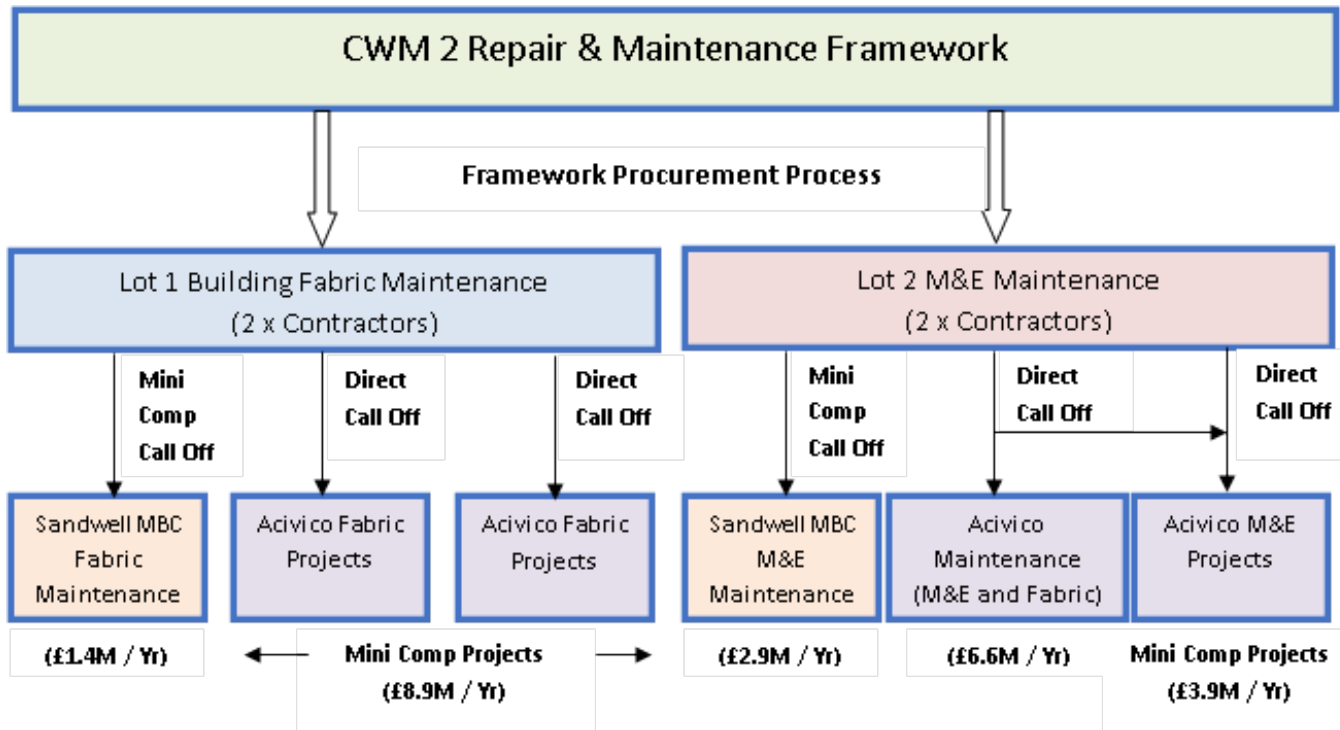


CWM Repairs & Maintenance Framework

- **Updating** Acivico (wholly owned by Birmingham City Council) currently administer the current Constructing West Midlands framework which comes to an end on 31 March 2020 and is due to be retendered. Both Sandwell and Acivico's timings are the same, both needing to re-engage with the market by April 2020. A new partnered contract would be for a period of 4 years.
- **Co-Ownership** A partnered framework would provide added benefits around avoiding duplication of cost and effort, avoiding a rival framework scenario, an enhanced presence generating greater interest from the industry reducing their costs (Construction 2025 agenda) and providing a larger value and volume of work pipeline creating greater economies of scale and greater resilience.
- **Savings and Efficiency** Sandwell and Acivico would both be contracting authorities for this framework, sharing the benefits and spreading the risk. Any customers wishing to use the framework once it goes live would pay an access fee to the contracting authorities.



R&M Framework Structure



Constructing West Midlands Capital Framework

- **Joint Working** It is anticipated that the Capital Framework for all construction related capital works will include 3 initial contracting parties, Acivico, Solihull MBC and Sandwell MBC and be contracted on a 4 year + 2 year basis.
- **Savings and Efficiency** External growth through the wider use of the Framework is projected to be income generating on an equitable basis for all the contracting a partners who will share the administration functions and net proceeds. The framework is open to and likely to be attractive to all other public sector clients within the greater West Midlands region with an applicable value range of £500k - £40m
- **Know-how** Through its of tendering the previous Capital Works framework, CWM have experience in this area and are already a member of the National Association of Construction frameworks (NACF) – are a fully OJEU compliant ‘fourth generation’ framework and a recognised procurement route by the Local Government Association (LGA), the Department for Business, Energy and Industrial Strategy (BEIS) and Ministry of Housing, Communities & Local Government (MHCLG)



Lot Structure

- The CWM Capital framework will comprise two lots:

Lot 1: £250,000 to £5,000,000

Lot 2: £5,000,000 and above, with no upper limit

- It is anticipated that **four** contractors will be appointed to each lot, **eight** contractors in total
- Estimated total value for the new Constructing West Midlands capital framework is **£1billion over the 4 year framework term**



Washwood Heath Academy



Tile Cross Academy



Procurement Programme

- **Repairs & Maintenance Framework**
- Contract Award – January 2020
- Mini Tender/Mobilisation – February to September 2020
- Commence Contract – 1st October 2020

- **Capital Construction Works Framework**
- Contract Award – September 2020
- Mobilisation – October 2020
- Contract Commence – November 2020

