Constructing West Midlands

quick-start guide
CWM is one of the best of the new generation frameworks; in particular the commitment to performance measurement and continuous improvement for the benefit of particularly of citizens stands out, as does the focus on local employment.

Don Ward
Chief Executive of Constructing Excellence
Constructing West Midlands is a ready-made delivery vehicle for capital building works, reactive and planned repair and maintenance works, for public sector organisations throughout the West Midlands.

By working together, we can keep investment in the Midlands, and pioneer the path to greater efficiency.

Pooling the expertise of seven market tested contractors, CWM offers:

- Benefit from significant procurement savings, particularly on high value projects
- Reduce procurement time by an average of 100-200 days
- Secure cumulative volume discounts
- Achieve a significant saving on design and technical services costs
- Deliver a 5-10% saving on maintenance and construction costs
- Continue to invest in our communities and boost skills, training and employment

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

Other benefits include:

- A one-stop shop for all building, repair and maintenance requirements
- Access to some of the most experienced contractors in the UK
- Pre-vetted contractors with a commitment to integrated team working & delivering best value
- An integrated approach to construction and maintenance of buildings delivering whole-life costing and building management benefits
- A competitively tendered pricing structure
- Streamlined procurement processes obviating the need to embark on costly and time consuming OJEU processes
- Opportunities to reduce reactive maintenance costs through planned, preventative maintenance
All Contractors appointed to the Framework have demonstrated their ability and commitment to work collaboratively with public bodies and other framework contractors to deliver tangible benefits and continuous improvement:

- **Efficiency** - reducing construction waste; optimising capital costs versus whole life costs; year on year cost reductions; volume discounts
- **Supporting communities** by creating local business opportunities, local jobs and delivering on contractual requirements in terms of Targeted Recruitment and Training
- **Achieving exemplary outcomes** in terms of sustainability and environmental impact in both design and construction
- **Encouraging Excellence** throughout the supply chain
- **Supporting Collaborative Initiatives** between public sector organisations across the region
- **Driving innovation** in construction processes and use of materials
- **Providing cost and programme certainty**
- **Ensuring the highest possible standards** of Health & Safety
The Constructing West Midlands framework is comprised of seven national Contractors, each with extensive experience across a wide range of client sectors providing potential users of Constructing West Midlands with a one-stop solution for all of their construction, repair and maintenance requirements.

Acivico, as Birmingham City Council’s design and contract delivery partner, is responsible for managing the framework and can also offer a wide range of professional consultancy services to all Constructing West Midlands clients.
The CWM framework is structured to allow any public sector organisation across the entire West Midlands Region to access any or all its constituent lots.

**Public bodies that are able to access the framework include:**

- All Local Authorities (County Councils, District Councils, Metropolitan District (Borough or City) Councils, Unitary Authorities)
- All Educational establishments; including nursery, primary, secondary, FE, HE, student accommodation, free schools, academies, faith schools, and any public, private, independent and maintained schools
- Police Authorities, Fire Authorities, Health Authorities and associated health providers
- Registered Social Landlords
- Local Authority regulated companies
- Central Government Departments and their agencies
- Any other public sector body located in the West Midlands Region; NGOs, trusts and charitable bodies
works that can be delivered

The Framework Covers a wide range of repair & maintenance and construction activity including but not limited to:

- **Capital Projects**
  - New Build
  - Extensions
  - Refurbishments
  - Renovations
  - Infrastructure

- **Legionella**
  - Testing, Servicing and Cleansing

- **Building Repair and Maintenance works**
- **Mechanical and Electrical services**
  - Planned preventative and statutory maintenance
  - 24/7 reactive call out service
  - Gas servicing/testing
  - Electrical testing
  - Emergency lighting
  - Fire alarms
  - Boiler replacement

The level of design input required from the Contractor can be varied according to the clients’ requirements on a project by project basis.

The CWM framework has been structured in such a way that the level of design input required from the Contractor generally falls into 3 classifications:

- **No Design**: the Clients’ team takes full responsibility for design from inception to completion. The Contractor will not be required to provide any design documentation but will be expected to fully contribute to the design process, value engineering and other “Pre-Construction Activities”.

- **Part Design**: the Clients’ team will develop the project design to RIBA Stage D (submission of Planning Application). This will be done in collaboration with the Contractor and the Contractor’s design team. The Contractor will take receipt of the “part design” handover information and develop the detailed design for the project and obtain all statutory approvals (except for full planning permission).

- **Full design**: the Contractor will provide a full design service for all elements of the project from inception through to completion. The Contractor will comply with the Employers design requirements and will be responsible for obtaining all statutory consents.

pre-construction activities for capital projects

Pre-Construction Activities which the Contractor will be expected to provide/contribute to on every scheme will include:

- Buildability
- Programming
- Value Engineering
- Whole Life Planning
- Sustainability

- Cost Advice
- Design Quality Advice
- Integrated Design Processes
- Client Liaison
- Risk Management
As part of the CWM tender process each of the Contractors within the Minor Capital Work, repair and maintenance category, competitively tendered discounts against pre-priced schedules of rates. This included:

- Separate discounts for various priority bands:
  - Regional adjustments
  - Efficiency savings
  - Volume discounts

Provisions have also been made within the framework agreement for annual adjustments to be applied to the rates by reference to BCIS indices.

Generally, for works delivered by those contractors in the Major Capital Works category, the establishment of net construction costs or prices for contract purposes will be arrived at through an open book process or, where applicable, through mini-competition (see ‘selection process’ page).

Additionally, a number of key elements have also been competitively tendered by each of the Major Capital Works Contractors.

**Tendered Pricing Elements**

<table>
<thead>
<tr>
<th>Pricing Element</th>
<th>Basis of Tender</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Preliminaries</strong></td>
<td>• 142 different scenarios priced based on project type, complexity and value</td>
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<tr>
<td></td>
<td>• Includes site staff, accommodation, welfare, storage, general site running costs, etc.</td>
</tr>
<tr>
<td></td>
<td>• Quick and easy to administer</td>
</tr>
<tr>
<td></td>
<td>• Encourages efficient/lean working practices</td>
</tr>
<tr>
<td></td>
<td>• Excludes some high value, project specific preliminaries</td>
</tr>
<tr>
<td><strong>Contractor’s Design Fee</strong></td>
<td>• Based on project type, complexity and value</td>
</tr>
<tr>
<td></td>
<td>• Separate rates for different levels of Contractor design</td>
</tr>
<tr>
<td></td>
<td>• Separate rates for design associated with Building Services work</td>
</tr>
<tr>
<td><strong>Contractor’s Fee</strong></td>
<td>• Based on Project Value</td>
</tr>
<tr>
<td></td>
<td>• Includes Contractor’s pre-construction costs (other than design)</td>
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<tr>
<td></td>
<td>• Volume discounts separately priced, applicable to Contractor’s fee once gross turnover through CWM has exceeded pre-determined thresholds</td>
</tr>
<tr>
<td><strong>Housing Improvement Programme</strong></td>
<td>• Schedule of rates</td>
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<td></td>
<td>• Discounts factored in where multiple operations are being undertaken on the same property</td>
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</tbody>
</table>
The CWM framework was procured by Birmingham City Council for use by any public body across the wider West Midlands region. All Contractors were appointed to the framework following a fully compliant OJEU tender process meaning any prospective client has the benefit of an 'off-the-shelf' arrangement designed to negate the need for lengthy and costly procurement processes.

Any public body wishing to benefit from use of the framework will be invited to join CWM as a member and required to enter into an access agreement. This will give the client authority the opportunity to 'call-off' under the framework and benefit from the overarching framework arrangements, terms and conditions. Subsequent call-off contracts can then be entered into by the Client authority and the selected CWM Contractor directly.

Fees for accessing the CWM services are as detailed in the tables below:

<table>
<thead>
<tr>
<th>CWM Service</th>
<th>Initial Corporate Membership Fee</th>
<th>Fixed Annual Charge</th>
<th>Variable Charge (based on annual throughput)</th>
<th>Maximum Annual Membership Fee per Service Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legionella inspection and testing including water hygiene works</td>
<td>£2,000.00</td>
<td>£2,000.00</td>
<td>0.5%</td>
<td>£8,000.00</td>
</tr>
<tr>
<td>Mechanical and Electrical works</td>
<td>£2,000.00</td>
<td>£2,000.00</td>
<td>0.5%</td>
<td>£8,000.00</td>
</tr>
<tr>
<td>Building</td>
<td>£2,000.00</td>
<td>£2,000.00</td>
<td>0.5%</td>
<td>£8,000.00</td>
</tr>
</tbody>
</table>

Where a member of CWM also uses Acivico for professional services, consideration will be given to reducing, or in certain instances waiving, the fees outlined above.
Prospective clients will be given opportunity to select the Contractor that best suits their specific requirements. Where necessary this may be facilitated by providing selected elements of the Contractors’ tender returns to the prospective client, subject to the client entering into a confidentiality agreement with Birmingham City Council. Additional data held by Acivico, such as performance scores may also be provided, where available, to assist with the selection process.

Where the Client is looking to access one of the Major Capital Works Contractors, they will also have the opportunity to invite all of the Contractors in this category to enter a mini-competition.

The Mini-Competition can take place at any point throughout the pre-construction process depending on the Clients’ key drivers and can be based on quality, price or a combination of both.
what our customers say about us

“Professional service provided, good price secured and the services of a company who worked well on site. We look forward to continuing to work together on future projects.”

“Project was managed really well, communications with school were excellent, all workmen were exceptionally well co-ordinated and led, the partnership was a dream team. Best project to date re partnership work”

“Excellent project completed to time to very tight deadlines. Thanks for professional work carried out.”

“The project was delivered on time and within budget, excellent on-site management and quality of work”

“A magnificent job. The situation has no doubt been challenging, due to time-scale, available budget, expectations etc”

“Many thanks for all the professional works carried out by the Team. The Team worked well together and always kept us informed of schedules.”