

# PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE

**1ST OCTOBER 2021 TO 30TH APRIL 2026**

PB3 FRAMEWORK GUIDE



Bond Bryan Architects

**Better buying for homes  
and local communities**

[WWW.SCOTTISHPROCUREMENT.SCOT](http://WWW.SCOTTISHPROCUREMENT.SCOT)



# ABOUT THIS FRAMEWORK

This SPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the construction of new buildings, extensions and refurbishment of public buildings and infrastructure works including:

- > Education buildings
- > Healthcare buildings
- > Emergency services buildings such as fire stations, ambulance stations and police stations
- > Community buildings such as community centres and sports facilities
- > Offices and other buildings for social infrastructure
- > Residential properties when part of a mixed-use development
- > Conversion of commercial buildings for residential use
- > Delivery of student accommodation
- > Associated works that may be required to deliver the types of buildings above or other public buildings
- > Infrastructure works such as bridges, retaining walls, drainage, new roadways etc

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules. Places on the framework were awarded to 13 different suppliers in four workstreams and across five regional lots.

The term of the framework is from **1st October 2021 to 30th April 2026**. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

SPA provides OJEU compliant frameworks and a Dynamic Purchasing System, which can be used by any organisation that is fully publicly or partially publicly funded to procure any works, products or services for consultancy, construction, refurbishment and maintenance projects.

SPA have over 100 Partners in Scotland that are made up of Local Authorities, social landlords and other public sector bodies.

All SPA frameworks have been established in strict compliance with the Scottish public sector procurement rules for use by public sector organisations in Scotland.

## Scottish Procurement Alliance (SPA)

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✉ [info@scottishprocurement.scot](mailto:info@scottishprocurement.scot)

🌐 [spa-scottish-procurement-alliance](https://spa-scottish-procurement-alliance.com)



# WORKSTREAM OPTIONS

## Workstream 1 - New Build only

Covers the provision of extensions and new build works construction projects with a value between £0 and £2 million.

This can also include the refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

Where required associated infrastructure works can be included in a project but standalone infrastructure cannot be delivered through this workstream.

### Project Value Band

£0 - £2 million

## Workstream 3 - New Build and Refurbishment

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings with a project value of between £2 million and £7 million.

Where required, associated infrastructure works can be included in a project, but standalone Infrastructure cannot be delivered through this workstream.

### Project Value Band

£2 million - £7 million

## Workstream 2 - Refurbishment only

Covers the provision of specialist refurbishment works to existing building projects with a value of between £0 and £2 million.

### Project Value Band

£0 - £2 million



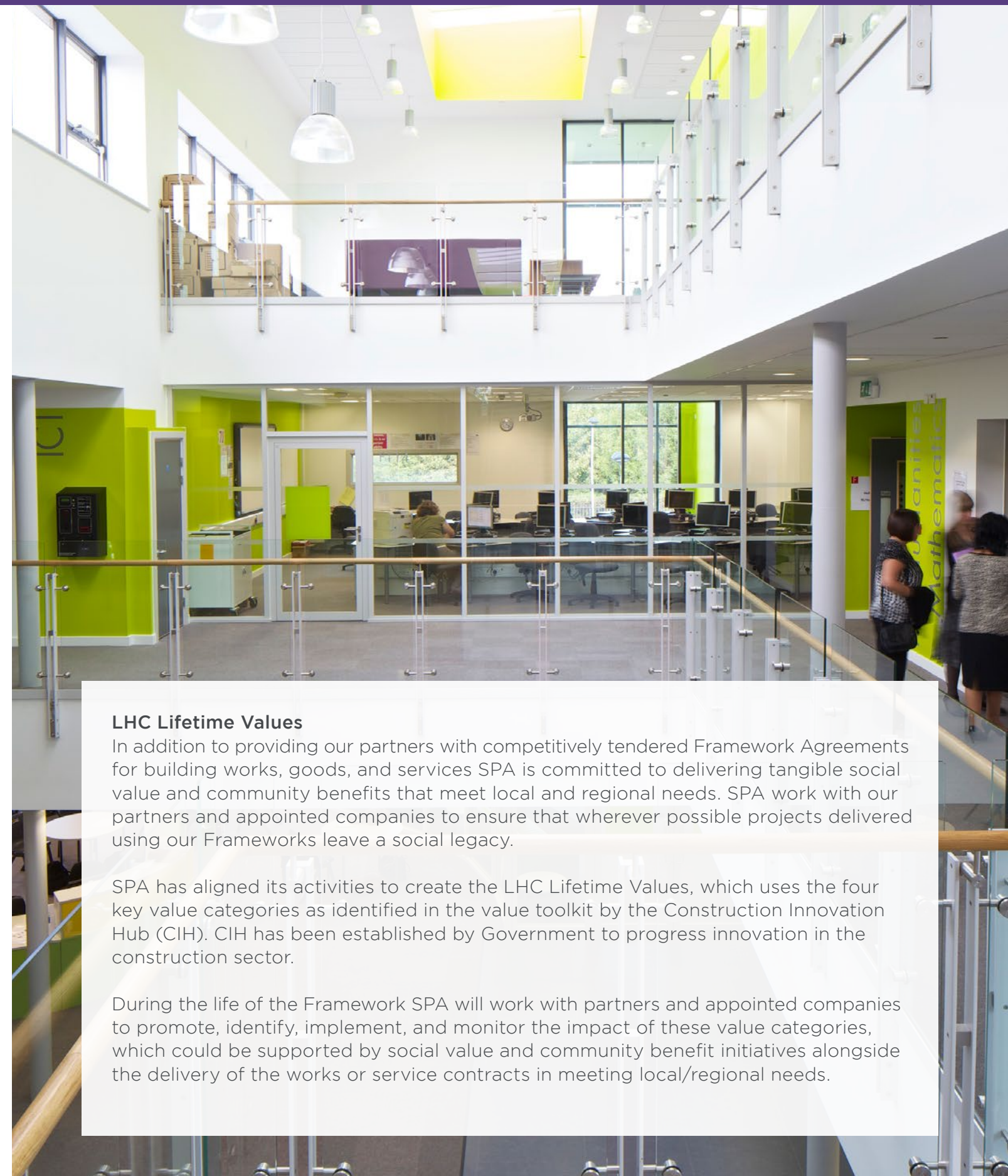
## Workstream 4 - New Build, Refurbishment and Infrastructure

Allows for projects that consist of the construction of new build and / or the refurbishment of existing buildings across three project value bands.

Additionally, this workstream is capable of delivering a variety of standalone infrastructure projects including flood prevention/mitigation, roadways, drainage, bridges, and more.

### Project Value Bands

£7 million - £14 million  
£14 million - £25 million  
over £25 million



### LHC Lifetime Values

In addition to providing our partners with competitively tendered Framework Agreements for building works, goods, and services SPA is committed to delivering tangible social value and community benefits that meet local and regional needs. SPA work with our partners and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

SPA has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework SPA will work with partners and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.



# APPOINTED COMPANIES

## SCOTLAND



CCG



COMPASS  
BUILDING AND CONSTRUCTION SERVICES



clark  
contracts



GallifordTry



KIER



MORGAN  
SINDALL



M&J GROUP  
CONSTRUCTION & ROOFING



ROBERTSON



Maxi  
Maxi Construction Limited



Tilbury Douglas  
Construction



		North Eastern Scotland UKM5	Highlands & Islands UKM6	Eastern Scotland UKM7	West Central Scotland UKM8	Southern Scotland UKM9
Project Value Band £0 - £2 million						
Workstream 1 - New Build only	Bancon Construction	✓	✓			
	Clark Contracts	✓	✓	✓	✓	✓
	Compass		✓			
	Galliford Try	✓	✓	✓	✓	✓
	Maxi Construction			✓	✓	✓
	Robertson Construction Group	✓	✓	✓	✓	✓
Project Value Band £0 - £2 million						
Workstream 2 - Refurbishment only	Clark Contracts	✓	✓	✓	✓	✓
	Compass		✓			
	Galliford Try	✓	✓	✓	✓	✓
	M & J Group	✓	✓	✓	✓	✓
	Robertson Construction Group	✓	✓	✓	✓	✓
Project Value Band £2 million - £7 million						
Workstream 3 - New Build & Refurbishment	Bancon Construction	✓	✓			
	CCG (Scotland)			✓	✓	✓
	Clark Contracts	✓	✓	✓	✓	✓
	Galliford Try	✓	✓	✓	✓	✓
	Robertson Construction Group	✓	✓	✓	✓	✓
	Tilbury Douglas			✓	✓	✓
Project Value Band £7 million - £14 million						
Workstream 4 - New Build, Refurbishment & Infrastructure	Balfour Beatty Construction	✓	✓	✓	✓	✓
	Galliford Try	✓	✓	✓	✓	✓
	Kier Construction	✓	✓	✓	✓	✓
	Morgan Sindall	✓	✓	✓	✓	✓
	Robertson Construction Group	✓	✓	✓	✓	✓
	Project Value Band £14 million - £25 million					
	Balfour Beatty Construction	✓	✓	✓	✓	✓
	BAM Construction	✓	✓	✓	✓	✓
	Kier Construction	✓	✓	✓	✓	✓
	Morgan Sindall	✓	✓	✓	✓	✓
	Project Value Band Over £25 million					
	Balfour Beatty Construction	✓	✓	✓	✓	✓
	BAM Construction	✓	✓	✓	✓	✓
	Kier Construction	✓	✓	✓	✓	✓
	Morgan Sindall	✓	✓	✓	✓	✓

\*LISTED ALPHABETICALLY

# EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

### Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of these checks were assessed on a pass/fail basis.

In addition to the financial stability assessment, the minimum annual turnover requirement for each value band is as follows:

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Minimum average turnover (over the past 3 years)	£2,000,000	£5,000,000	£25,000,000	£50,000,000	£100,000,000

### Accreditations and Certifications

Applicants must provide evidence they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

### Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

### Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

### Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

### Compliance with Equality Act 2010

Applicants were required to evidence through several confirmatory statements that they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

### Minimum Insurance Cover

Throughout the duration of the framework, applicants are required to have the minimum levels of insurance to be considered as set out in the table below.

	Project Value Bands				
	£0 - £2m	£2m - £7m	£7m - £14m	£14m - £25m	over £25m
Employer's Liability Insurance	£5,000,000	£5,000,000	£10,000,000	£10,000,000	£10,000,000
Public Liability Insurance	£5,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
Professional Indemnity Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000	£10,000,000	£10,000,000

### Quality 75%

#### General Quality Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	20%

#### Workstream Specific Technical Questions

Applicable to workstream 1, 2 and 3	30%
Applicable to workstream 4	40%

#### Regional Capability Questions

Regional capability and social value	15%
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#### Applicable to workstream 2

Scenario Refurbishment	10%
Refurbishment Management Fees	15%

#### Applicable to workstream 3

Scenario New Build	5%
Scenario Refurbishment	5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%

### Price 25%

#### Applicable to workstream 1

Scenario New Build	5%
New Build Management Fees	10%
New Build Management Fees for Public Buildings not listed in schedule of rates	10%

#### Applicable to workstream 4

Scenario New Build	2.5%
Scenario Refurbishment	2.5%
New Build Management Fees	5%
New Build Management Fees for Public Buildings not listed in schedule of rates	5%
Refurbishment Management Fees	5%
Infrastructure Management Fees	5%

# CALL OFF AWARD OPTIONS

## The Framework allows partners the option of:

**Direct award** without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

**Mini-competition**, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the partner.

When calling off projects, partners can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

## Eligibility

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 100 publicly funded organisations throughout Scotland use SPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- > Scottish Registered Social Landlords (RSL's)
- > Registered Tenants Organisations (RTOs)
- > Local Authorities
- > Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
- > NHS Scotland Boards
- > Universities and Further Education Establishments
- > Police Scotland
- > Scottish Fire and Rescue Service
- > Registered Charities

Details of those contracting authorities identified are listed at [www.scottishprocurement.scot/who-we-work-with/](http://www.scottishprocurement.scot/who-we-work-with/)

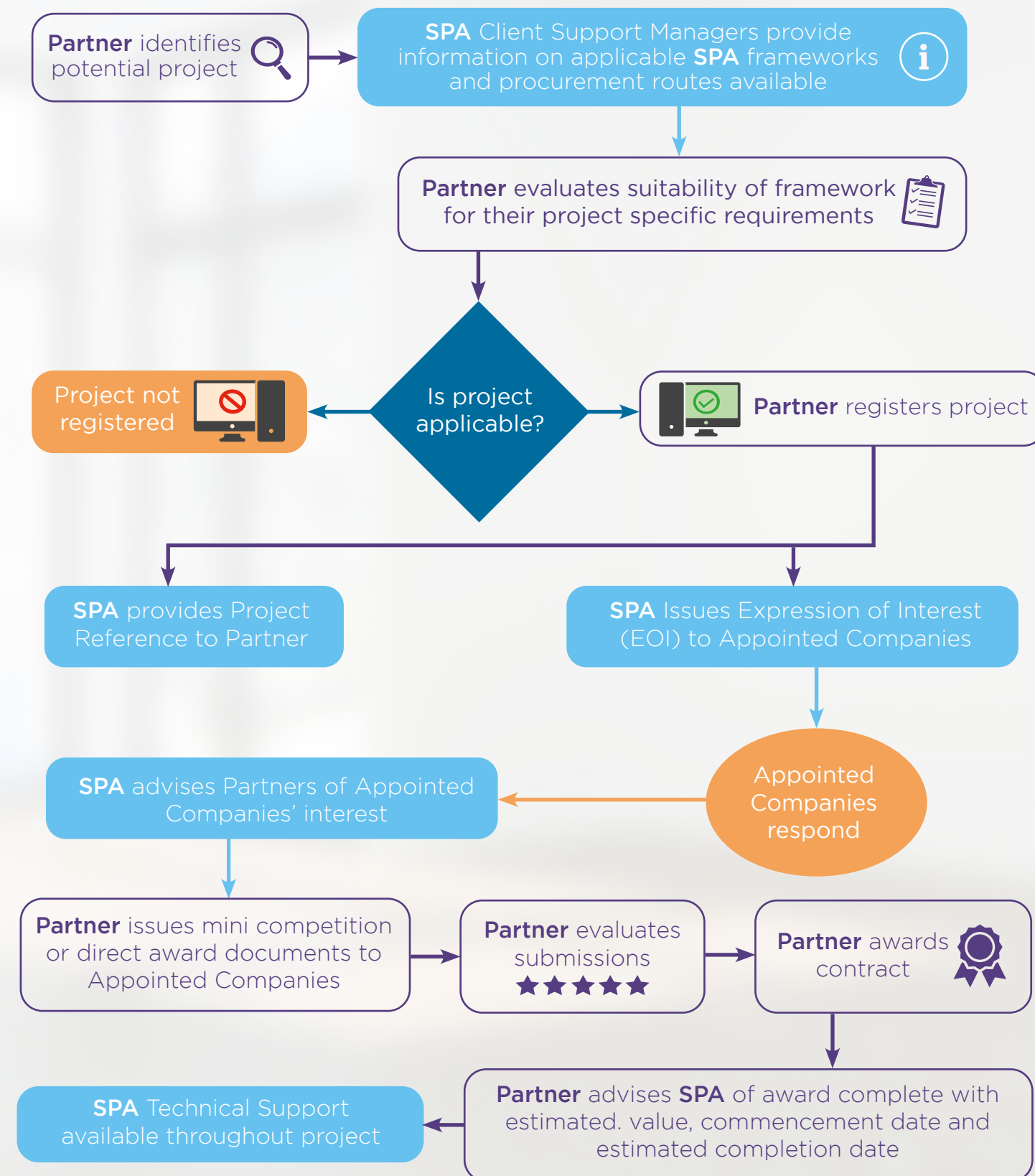
## Accessing the Framework

Companies appointed to SPA frameworks are required to pay a small percentage ('the levy' of the total value of every invoice submitted to partners and to submit quotations to partners that are inclusive of the levy. As a not-for-profit organisation, SPA returns surplus levy income to our partners to support social value initiatives in the local communities they serve.

## General Terms and Conditions

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# THE PROCESS OF USING OUR FRAMEWORK





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 [www.scottishprocurement.scot](http://www.scottishprocurement.scot)

 [info@scottishprocurement.scot](mailto:info@scottishprocurement.scot)

 [spa-scottish-procurement-alliance](https://www.linkedin.com/company/spa-scottish-procurement-alliance)

In association with:

**LHC**  
PROCUREMENT GROUP