



Department
for Education

DFE – EBDOG Conference 2018

Construction Framework

Jan Baker – Framework Manager

Background

- (ESFA) DFE Frameworks have strong history
- Over £7bn capital expended
 - 2007 National Framework
 - 2009 Contractors Framework
 - 2013 Contractors Framework
 - 2014 Regional Framework
- 2017 Construction Framework

Construction Framework

- £8bn capital ceiling
- Live as of 27th November 2017 for 4yr term
- Available for use by Trusts, Diocesan Authorities, Local Authorities – No Charge
- 33 Contractors across 3 capital value bands
 - 22 Lots in total
 - 20 new contractors inc. modular operators

Three Value Bands – Single Projects

Construction Framework	Value Range
High Value Band	£12m+
Mid Value Band	£4.5m to £12m
Low Value Band	c£1m to £4.5m

Value Bands – Batching

Batching with Sample and Future Schools available on all bands

Construction Framework	Max Value of a Single Project in Batch	Max Total Value of Batch
High Value Band	No Limit	No Limit
Mid Value Band	£12m	£20m (£25m by exception)
Low Value Band	£4.5m	£8m

Lot Structure and Mechanics

High Value	North					South						
Mid-Value	North East and Yorkshire		East Midlands	West Midlands	North West	East of England		London	South East		South West	
Low Value	North East	Y'kshire and The Humber	East Midlands	West Midlands	North West	East of England A	East of England B	London	South East A	South East B	South West A	South West B

Framework Extended Ranges

	£250k+	£1m	£2m	£3m	£4m	£5m	£6m	£6.5m	£7m	£8m	£9m	£10m	£11m	£12m	£13m	£14m	£15m	£16m	£17m	£18m	£19m	£20m+	
Low		Core Range	Core Range	Core Range	Core Range	Extended Range	Extended Range	Extended Range															
Mid					Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Extended Range	Extended Range	Extended Range	Extended Range					
High										Extended Range	Extended Range	Extended Range	Extended Range	Extended Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range	Core Range

 Core Range

 Extended Range

Historical Use by Local Authorities:

Contractors Framework

Item	Local Authority	Approximate Capital Value	Comment
1	London Borough of Redbridge	c£50m+	2 capital expansion procurement programmes involving 7 schools
2	London Borough of Harrow	c£16m	Whitefriars School
3	Peterborough City Council	c£75m	Significant capital programme including Hampton School and several other schools
4	Oxfordshire County Council	c£20m+	Aureus Secondary School

Historical Use by Local Authorities:

Regional Framework

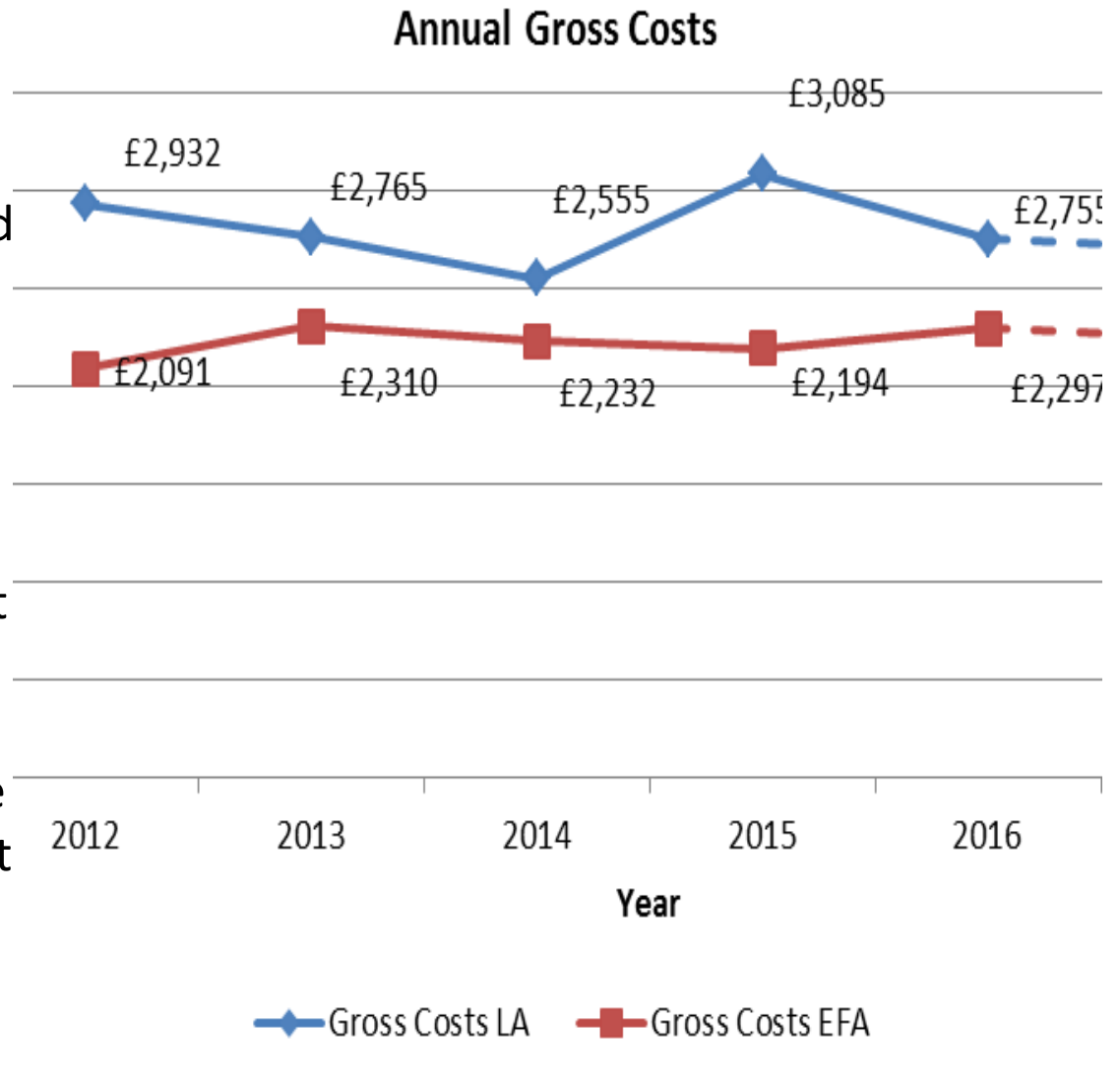
Item	Local Authority	Approximate Capital Value	Comment
1	Leicester City Council	c£20m+	A capital programme of 4 primary schools
2	Wolverhampton	c£7.5m	Loxdale School - a primary school project
3	Oxfordshire County Council	c£14m+	5 schools being delivered
4	Hertfordshire	c£6m+	Capital programme comprising a primary schools
5	Hampshire	c£5m+	A primary school project

Significant Current Interest in the Construction Framework by LA's

Item	Local Authority	Approximate Capital Value	Comment
1	Peterborough City Council	£3.5m & £12M	2 projects under Local Competition
2	London Borough of Bexley	£12M	A project in Pre-construction Phase
3	Hampshire	£9.53M	Project on the pipeline for future procurement
4	London Borough of Croydon	-	Made enquiries and considering
5	Oxfordshire County Council	-	Have indicated a readiness to utilise for future capital programmes, given previous positive experiences

Local Authority vs DFE Cost per M2

- DFE delivering primary schools 13-29% cheaper (2012-2016)
- 2017 publication showed DFE 14%-30% cheaper (2013-2015)
- No comparative figure for Secondary schools in most recent publication however previous report (2016) indicated DFE were delivering 16-21% Cheaper than LA's, there is no evidence to suggest this figure has changed significantly.





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Pipeline

Construction Framework

DFE Pipeline

- Issued every week on a Friday or Monday to all contractors on the framework, advertising procurements
- Programmes (Free Schools/PSBP), Local Authorities & School Trusts/Dioceses provide a Scheme Notification Form
- Minimum 4 weeks notice to Contractors
- Feasibility and relevant appendices provided with SNF
- EOI captures interest in Scheme anonymously
- Provides info on dates, contracts, budget, location etc.

ESFA Pipeline (Summary Tab)

Schemes with EOI requests to follow next week

Pipeline updates

MV0018 New Scheme
 MV0019 New Scheme
 MV0008 New Scheme
 MV0017 New Scheme
 MV0013 New Scheme
 MV0019 New Scheme
 MV0019 New Scheme



Please Note: I have updated the add info box with procurement quarters, if the indicative month or precise date is not known

Pwk ID	Pwk	Region	LOT	Award Option	Type of Scheme	Batch or Bundle ID	Batch or Bundle Name	Framework User	Programme	Prog. Specific Ref.	Scheme Name	School Phase	Type of Works	Budget (€m)	Indicative Procurement month	Bidders Day (HVB)	Issue of PITT (HVB) or ITT	Site Visit (LVB; MVB; RP)	Status
HV00016	ESFA Construction 2017 - High Value Band	South	LOT 02	Competition	Sample	HVB005	Maidstone, Bearsted and Medway Free Schools	ESFA	Free School	FS0745/FS746	Maidstone Primary and Bearsted Academy		New	£17.4m		04/09/2018	11/09/2018		Pipeline
HV00017	ESFA Construction 2017 - High Value Band	South	LOT 02	Competition	Future	HVB005	Maidstone, Bearsted and Medway free schools	ESFA	Free School	FS0751	Leigh Academy Rainham (formally Medway Academy)		New	£20.5m					Pipeline
HV00026	ESFA Construction 2017 - High Value Band	South	LOT 02	Competition	Future	HVB005	Maidstone, Bearsted and Medway free schools	ESFA	Free School	FS0754	Maritime Academy	All-Through	New						Pipeline
HV00028	ESFA Construction 2017 - High Value Band	South	LOT 02	Competition	Future	HVB009	HV Herts, Beds and Essex D	ESFA	P8BP2	P8BP2169	Puteridge High School		Refurb	£16.9m					Pipeline
HV00027	ESFA Construction 2017 - High Value Band	South	LOT 02	Competition	Sample	HVB009	HV Herts, Beds and Essex D	ESFA	P8BP2	P8BP2252	Ting School		Refurb	£16.56m	TBC				Pipeline
LIV2001	ESFA Construction 2017 - Low Value Band	North West	LOT 22	Competition	Sample	LVB010		ESFA	P8BP2	P8BP2168	Preston Muslim Girls High School		Mixed New/Refurb	£3.5m			03/09/2018	11/09/2018	Pipeline
LIV2003	ESFA Construction 2017 - Low Value Band	North West	LOT 22	Competition	Future	LVB010			P8BP2	P8BP2075	Fairfield Road Primary	Primary		£.5m					Pipeline

ESFA Pipeline (Full Details Tab)

Local Authority	Site Postcode	Type of Works	Procurement Option	GIFA (m2)	Pupil No.	Budget (£m)	Indicative Procurement month	Bidders Day (HVB)	Issue of PITT (HVB) or ITT	Site Visit (LVB; MVB; RF)	Planned Start on Site	Planned Completion	Additional Information
Kent	ME14 5LB	New	Design and Build	5499	583	£17.4m		04/09/2018	11/09/2018		03/06/2019	31/08/2020	Update 27.07.2018 The ESFA has acquired an 7.7 acre freehold greenfield site near Maidstone in Kent (part of Kent
Medway	ME8 8QF	New	Design and Build	8820	1150	£20.5m							Update 27.07.2018 The ESFA has acquired an 11 acre greenfield site (part of Westmoor Farm) for the construction of
Medway		New	Design and Build		1805								A permanent site has been identified and acquisition negotiations are ongoing. Construction is likely to be new build.
Luton	LU2 8HJ	Refurb	Design and Build			£16.9m							
Hertfordshire	HP23 5JD	Refurb	Design and Build			£16.56m	TBC						
Lancashire	PR1 6QQ	Mixed New/Refurb	Design and Build			£3.5m			03/09/2018	11/09/2018			
						£.5m							BUDget between 500k and 810k
Bedford	MK41 9BX	Mixed New/Refurb	Design and Build	5763	750	£7.4m			23/08/2018	09/08/2018			M&E Medium Refurbishment of the main block EFAA Consequential works to be carried out in Blocks EFAB, EFAD;
Croydon	CR0 5NS	Refurb	Design and Build			£4.m	Oct						
Thurrock		Refurb	Design and Build			£3.m	Oct						
Peterborough	PE3 9PY	New	Design and Build	1817	1950	£3.5m	TBC						The new two storey accommodation block comprises; 11 classrooms on the first floor, a new kitchen and dining facility
Hertfordshire	EN6 1EZ		Design and Build	535	1028	£2.m							
Derbyshire	DE1 6RI	New	Design and Build	4528	900	£12.m							New build and refit of an existing charial school. Two

What happens - behind the scenes

- Regularly reviewing the Pipeline to avoid any programme clashes by LOT.
- Liaising with Programme Teams to ensure the programme is running on schedule.

Framework Procurement Timeline

0. Strategic Definition	1. Preparation and Brief			2. Concept Design	3. Developed Design (Part 1)		
Programme Definition and Scope	Feasibility Study	Pipeline	Preliminary Invitation to Tender (PITT) and Evaluation	Invitation to Tender (ITT): Design Development in Competition		Evaluation	
		Pipeline	Invitation to Tender (ITT) and Evaluation	Design Development in Collaboration		Gateway	
Programme-Specific	c16 Weeks	5 Weeks (Min 4 Week Notice Period)	3 Weeks (PITT) / 6 Weeks (ITT)	c6 Weeks		3 Weeks Evaluation / 2 Weeks Gateway	

3. Developed Design (Part 2)	4. Technical Design			5. Construction	6. Handover and Close Out		7. In Use
Planning Submission	Contractor's Proposals	CPs Review	Contract Close	Construction	Handover / Practical Completion	Defects Liability	In Use
4-5 Weeks	8-10 Weeks	7-8 Weeks	3 Weeks	Project-Specific	Project-Specific	12 Months	Minimum of 60 Years for New Build

15-18 Weeks Planning Determination

Cost-Led (High Value Band)

Two-Stage (Low and Medium Value Bands)

Note: Durations reflect an average project. Programmes should be set based on project specifics

Summary

What We Offer

- Fee free access to use of Framework
 - Includes batched values
- Bespoke workshop training
- Proven value delivery basis
- Leveraged engagement at contractor senior level for issue resolution
- Support from DFE Framework team
 - Detailed guidance and support documentation
 - A managed pipeline to gain interest in your projects

Summary

- Construction Framework available for use:
Search (ESFA) Construction Framework on www.gov.uk for more details
- Guidance and template documents published
- Contact Framework Manager
 - Jan Baker – 07469 413573
 - Or email:
Framework.ENQUIRY@education.gov.uk

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