

Construction Works & Associated Services 3 Scotland



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Providing value for the nation



We guide public sector buying decisions using our unique scale and commercial knowledge.

Combining our expertise with data helps us understand your unique challenges, enabling us to create a simpler, better procurement experience.

This helps you get best value from your commercial activity.

Customers achieved commercial benefits worth more than **£5.3 billion**, compared to current market comparators in 2024/25.



Welcome & housekeeping

Thank you for joining us

- This webinar is not being recorded but the slides will be available to download from our CWAS 3 webpage.
- **No use of AI software permitted for this session**
- Please see our website for Q&A's which have been recently added
- This event is primarily for prospective bidding organisation, any 3rd party bid writers will need to leave the session.
- Q&A
- Register on CWAS3

Construction Works & Associated Services 1

RM6088

- 7 year £30bn OJEU Framework Live: Oct 2019 - Mar 2027
- 11 Lots
- Flexible structure designed to meet all procurement routes (direct award / competition), tendering methods (single / two-stage), design methodologies and payment arrangements.
- All of the most commonly used standard forms of contract are available at call-off (see Schedule 5 of the FAC-1)
- Simplified, pre-agreed capped rate cards (OHP & Labour)
- Advanced alliancing capability via FAC-1
- **Free** to use for Clients; market-leading 0.2% supplier levy

Construction Works & Associated Services (CWAS1)

CWAS 1 Start Date: 31/10/19

CWAS 2 Start Date: 21/03/22

CWAS1 & 2 End Date: 28/10/26 (**Extended until 31st March 2027**)

CWAS 3 Timeline (incl. ProCure 24 - RM6320)

-  **OCT 2025 (NOW):** Drafting of procurement documentation begins.
-  **JAN 2026:** Drafting of procurement documentation ends.
-  **EARLY MAR 2026:** Publication of find a tender (FTS) notice.
-  **JAN 2027:** Framework Award.
-  **MAR 2027:** Go-Live.

CWAS Scotland in numbers

106 Awards

£1.4 billion in awards

Region	Total Value	Number of awarded projects	Average value
Aberdeen & North East	£114+ million	6	£38,150,000.00
Dumfries & Borders	£40+ million	1	£40,159,696.00
Glasgow & Strathclyde	£150+ million	28	£36,478,258.25
Highlands & Islands	£100+ million	6	£31,537,879.67
Edinburgh & Lothian	£432+ million	59	£108,007,302.49

40+ public sector customers

Local & Devolved Government

Education

Health

CWAS3 Framework Scotland



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CWAS3 Framework Considerations

Framework length & type (Value)	8 year Closed framework agreement (£120bn)
Lotting structure	Value & regionally driven sub-lots / thematic options led by customers Scope of service broad across all Lots, with client / sector Lots tailored to specific requirements
Framework indexation	1 year intervals (1 year from framework start date)
T&Cs	FAC-1 Standardisation and Procurement Act updates Liability, insurances and exclusions Call off conditions - Standard NEC/JCT/PPC/SBCC
Specification	Merged and simplified into one single document. Supporting Annexes for client specific requirements
Pricing	Construction - Fee % and Design, management and Labour shift rates. Offsite - Fee %, £m2 and £/Unit purchase and hire rates Project level / in-contract pricing determined by the customer under call-off contract
Insurances and accreditations	Employers Liability: £10m (all) Public & Product Liabilities: £10m construction / £5m offsite Professional Indemnity: £3m construction contracts <up to £5m & £10m construction contracts >£5m / all offsite contracts
Financial	Use of FVRAs. These levels may vary based on Lot value
Success Measures	Framework level success measures Quality, Cost, Time, and some Social Value. Customers can also develop their own project specific success measures.

CWAS3 Lot Structure

Lot 1 - Construction Works - General Construction

	Lots	Places
1.1 <£5m	12 UK sub regions	8-12
1.2 £5 - £20m	6 UK sub regions	12
1.3 £20 - 40m	6 UK sub regions	15
1.4 £40 - 100m	3 UK Sub regions	15-20
1.5 £100M - £250m	1x UK Delivery	15
1.6 >£250M	1x UK Delivery	15

Lot 2 - Civil Engineering & Infrastructure

	Lots	Places
2.1 <£5m	12 x UK sub regions	8-12
2.2 £5 - £20m	6 x UK sub regions	12
2.3 £20 - 40m	6 x UK sub regions	15
2.4 £40 - 100m	3 x UK sub regions	15-20
2.5 £100M - £250m	1x UK Delivery	15
2.6 >£250M	1x UK Delivery	15
2.7 Demolition	1x UK Delivery	15

Lot 3 - Offsite Solutions

	Lots	Places
3.1 <£10m Built Estate	1x UK Delivery	15
3.2 >£10m Built Estate	1x UK Delivery	15
3.3 Hire	1x UK Delivery	15
3.5 Health	1x UK Delivery	12
3.5 Justice	1x UK Delivery	12
3.6 Defence	1x UK Delivery	12
3.7 Education (Hire)	1x UK Delivery	12

Lot 4 - ProCure 24

	Lots	Places
4.1 < £50m	1x England	20
4.2 £50 - £150m	1x England	15
4.3 £150m >	1x England	10

Lot 5 - Defence

	Lots	Places
5.1 General Defence	<£20m	15
5.2 General Defence	£20m>	12
5.3 General Defence	SW Region	5
5.4 Maritime	1x UK Delivery	6
5.5 Airfields	1x UK & Overseas	5
5.6 USVF	1x UK Delivery	6
5.7 Defence Nuclear	1x UK Delivery	8

Lot 6 - International

	Lots	Places
6. International Lot	1x Overseas Locations Uncapped	

Lot 7 - Nuclear

	Lots	Places
7. Nuclear Projects	1x UK Delivery	12

Lot 1 Construction Works - General Projects

Lot 2 Civil Engineering & Infrastructure

Sub-Lots and Number of Suppliers	Project Value	Regional sub-lots	No. of Suppliers
	<£5m	12 UK sub regions	15 each
	£5 - £20m	6 UK sub regions	15 each
	£20 - 40m	6 UK sub regions	15 each
	£40 - 100m	3 UK Sub regions	20 each
	£100M - £250m	UK Delivery	20
	>£250M	UK Delivery	20
	Demolition (CIVILS)	UK Delivery	15
Scope of Services			
Commercial Model			

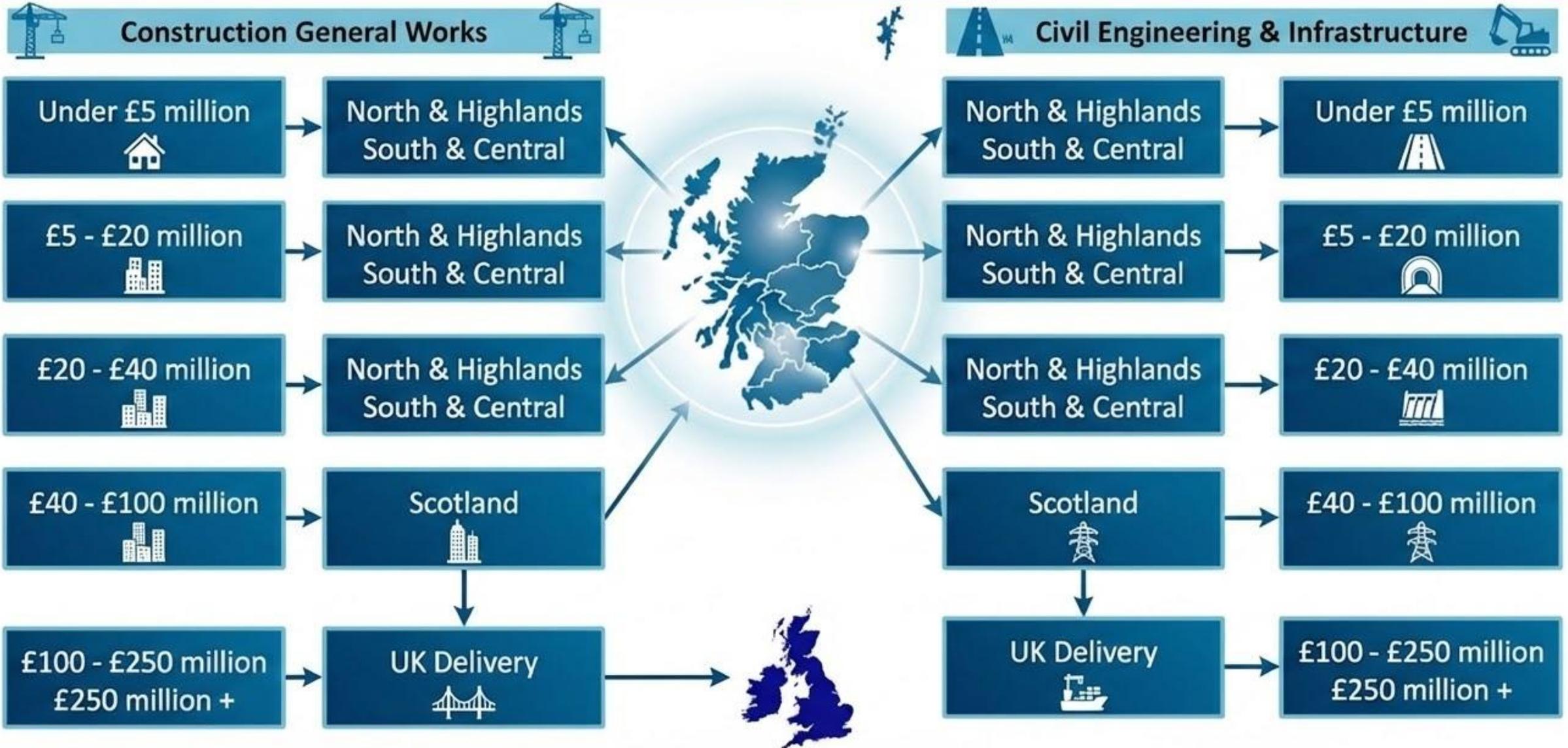
ITL Codes



ITL Level 2 code

North Scotland	TLM5 North Eastern Scotland
	TLM 6 Highlands & Islands
South Scotland	TLM7 Eastern Scotland
	TLM8 West Central Scotland
	TLM9 Southern Scotland

Proposed Lot Structure Scotland



Power to your procurement

About the Procurement & Next Steps



CWAS3 inc P24 Agreement

The Invitation to Tender Process



- The procurement will run under the Open route, and be run over a period of **8 weeks - target issue late March 2026**
- Both Pre Selection Questionnaire (SQ) and Award Questionnaires will be required to be submitted at the same time
- We are **utilising the Common Assessment Standard** set of questions through Achilles.
- Some additional standard questions in SQ.
- Evaluation will be undertaken by key customer stakeholders, with some internal CCS evaluators possibly also utilised.

About the procurement



Selection Questionnaire

Aligned to Common Assessment Standard.



Cross lot bidding restrictions

No restrictions, bidders can bid for any/all lots



Consortiums & JVs

Bids will be accepted from groups of economic operators. Direct Manufacturers to lead offsite Lots



Technical Ability Certificates (Formerly Certificates of past performance)

Lot specific (Proportionate Value & Project type)



Economic & Financial Standing

FVRA will be used with ratios set based on lot value

Annual requirements for suppliers

Cyber Security



Insurance



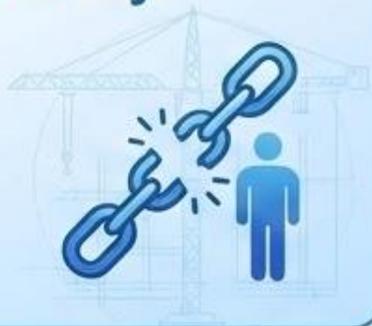
Social value



Self Audit Certificate



Modern Slavery



Prompt payment



What else do we suggest you do in preparation?



eSourcing tool

Register on our [eSourcing tool](#) with DUNS and Company registration number.



Upcoming agreements page

We strongly recommend you regularly review the CCS [upcoming agreements](#) webpage & the [CWAS3](#) webpage for updates on this procurement.



Framework Alliance Contact (FAC-1)

Familiarise yourself with the [FAC-1](#) as this will be used as the basis for CWAS3.



Technical Ability Certificates

We will be asking for Technical Ability Certificates (certificates of past performance) so suggest you start to think about examples.



Common Assessment Standard

Incorporating [CAS](#) into our CCS Selection questionnaire.

[CCS Supplier Registration Link](#)

CWAS3 Agreement

Award Phase

Commercial

INDEXATION

- **Construction Output Price Index All New Works & Maintenance published by ONS**
- **Framework rates become maximums**
- **Fee percentages are fixed for the duration of the Framework**
- **Hourly Rates and other unit rates are fixed until March 2028.**
- **First indexation applied and rates adjusted in April 2028 (using Jan 2027 to Jan 2028 Indices published in Feb 2028).**
- **Annual adjustment in April every year.**

Note: These dates are currently tentative and can change.

Constructing the Gold Standard



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Introducing the Gold Standard Approach



Feb 2021

Minister of State commissioned an independent review of public sector construction frameworks

Dec 2021

Constructing the Gold Standard was published

Nov 2023

Verification scheme launched by Constructing Excellence in collaboration with Kings College

July 2024

CCS achieved full verification for all construction frameworks - the first provider to achieve full verification

Maintaining the 'Gold Standard'

- CCS remain a member of the Gold Standard Taskforce and are committed to ensuring the continued success of the Gold Standard
- Our Gold Standard Action plan will feed into Core Group activity to ensure we all have accountability for delivering a Gold Standard Framework that delivers Gold Standard calls off and Projects
- Typical examples of Core Group activity that feed into Gold Standard will include;
 - **Reviewing Success Metric data and identifying areas for shared learning and improvement**
 - **Sharing lessons learned and innovative ways of working through Case Studies and Toolbox Talks**



Finally.....

- www.crowncommercial.gov.uk/agreements/RM6320
- cwas3@crowncommercial.gov.uk
- [Future Opportunity Notice \(Contracts Finder\)](#)
- [Future Opportunity Notice \(Find a Tender\)](#)
- [Key differences between Construction Playbook and the Scottish Client guide to Construction Projects](#)

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One last thing

SDP will be running a further training session on
April 2nd at 2pm

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