

**Power to your
procurement**

**RM6320
Construction Works &
Associated Services 3 inc
ProCure 24.**

**CWAS3 Stakeholder
Event
10/02/26**



**Crown
Commercial
Service**

Thank you for joining. We will begin shortly



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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**
- Your cameras and microphones are automatically on mute for the presentation.
- A version of today's presentation will be made available available on our webpage <https://www.crowncommercial.gov.uk/agreements/RM6320> alongside responses to any questions raised
- 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 to be added to the Q&A section



Business and CWAS3 Update

CCS Update

- Formation of Government Commercial Agency (GCA).
- From 1 April 2026, GCA will unite all commercial delivery expertise currently operating across the Cabinet Office's central commercial teams and Crown Commercial Service.
- Work is well underway in respect of developing an optimum target operating model for the future GCA.



CWAS3 Update

CWAS3 Framework Recap

What is CWAS3 inc P24 - Construction Works & Associated Services framework?

A new Framework agreement designed to support public sector organisations and their arms length bodies in procuring construction projects and programmes through a compliant route to market.

Built on the back of successful existing agreements CWAS1 and CWAS2/P23, we have applied lessons learned and updated our scope and alignment with government policy to improve the new design of our new agreement.

The agreement developed will:

- Provide a collaborative contracting approach built around FAC1
- Comply with the Construction Playbook policies
- Align with the principals of the Constructing Gold Standard.
- Provide a PA23 compliant route to market
- Most importantly, align with delivering our key stakeholder requirements.

Along with the above, the flexibility of the agreement will provide:

- Access for clients to procure project AND programmes of work
- Options of different industry specific call off contracts
- Long term contracting options
- Opportunity for ECI and adoption of MMC approaches
- Opportunities to influence the market and industry through Alliance focus groups and regular engagement

***Please note - all strategy and Lots structure updates are subject to change**

CWAS3 Framework Considerations and updates

Framework length & type (Value)	8 year Closed framework agreement £120bn - <i>increased from £80bn in original market notice</i>
Lotting structure	78 Lots with 962 bidding places available across the Lotting structure (plus International lot is uncapped) CCS Lots 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 (first applied April 2028)
T&Cs	FAC-1 Standardisation and Procurement Act updates Liability, insurances and exclusions Call off conditions - Standard NEC/JCT/PPC/SBCC/RIBA, supported by standard government boilerplates
Specification	Merged and simplified. CCS core document with supporting Annexes for client/sector specific Lot requirements
Pricing	Construction - Fee % and Design, management and Labour hourly rates. Offsite - Fee %, £m2 and £/Unit purchase, hire rates and Design &, management hourly 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 / £10m offsite Professional Indemnity: £3m construction contracts <up to £5m & £10m construction contracts >£5m / all offsite contracts - Nuclear Projects £10m (TBC)
Financial	Use of FVRAs. These levels may vary based on Lot value (Separate FVRA for SMEs)
KPIs	Framework level with some centralised, value led KPIs (Social value, SMEs, sustainability etc) proposed for inclusion

RM6320 CWAS 3

Lot 1 - Construction Works - General Construction Projects

	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



- ITL Level 1 code**
- TLC. North East and TLE. Yorkshire and the Humber
 - TLD. North West
 - TLF. East Midlands
 - TLG. West Midlands
 - TLH. East of England
 - TLI. London
 - TLJ. South East
 - TLK. South West
 - TLL. Wales
 - TLM. Scotland
 - TLN. Northern Ireland

- 1. Eastern Scotland
- 2. Highlands and Islands
- 3. North Eastern Scotland
- 4. Southern Scotland
- 5. West Central Scotland



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

Lot 1 - General Construction

Lot Structure

<u>Project Value Bandings</u>	<u>Regional Sub Lots</u>	<u>Places</u>
<5m	12 x UK sub Regions	8-12
5 - 20m	6 x UK sub Regions	12
20 - 40m	6 x UK sub Regions	15
40 - 100m	3 x UK Sub Regions	15-20
100 - 250m	UK Delivery	15
>250m	UK Delivery	15

Scope of Service

Provision of construction projects and programmes linked to the built estate including new build, refurbishments / extensions / alterations / maintenance of existing estate. Anticipated to support Heritage/historic buildings, structures and minor associated project infrastructure. This can be through traditional and modern methods of construction.

Lot Dynamics

- 29 Lots available and aligned to the number of regions as highlighted above (regions aligned to International Territorial Level (ITL))
- There is an award restriction against either project lots valued sub 5m Lots and ALL other lots above £5m
- A wide range of construction projects and works delivered to clients across central government and wider public sector

Lot 2 - Civil Engineering & Infrastructure

Lot Structure

<u>Project Value Bandings</u>	<u>Regional Sub Lots</u>	<u>Places</u>
<5m	12 x UK sub Regions	8-12
5 - 20m	6 x UK sub Regions	12
20 - 40m	6 x UK sub Regions	15
40 - 100m	3 x UK Sub Regions	15-20
100 - 250m	UK Delivery	15
>250m	UK Delivery	15
Demolition	UK Delivery	15

Scope of Service

Provision of civil engineering and infrastructure projects and programmes linked to design, construction and maintenance of transportation network and associated operations, water and environmental management, urban infrastructure and energy related management. This could also include minor associated general estate projects when connected to a civils project of programme.

Lot Dynamics

- 30 Lots available, including a Demolition Lot and aligned to the number of regions as highlighted above (regions aligned to International Territorial Level (ITL))
- There is an award restriction against either project lots valued sub 5m Lots and ALL other lots above £5m
- A wide range of civil engineering and infrastructure projects delivered to clients across central government and wider public sector

Lot 3 - Offsite Construction / Industrialised Construction

Lot Structure

<u>Lot Descriptor</u>	<u>Sub Lots (UK National)</u>	<u>Places</u>
Built Estate	2 x Value Banded sub-Lots	15
Hire	1 x UK National Delivery	15
Health	1 x UK National Delivery	15
Justice	1 x UK National Delivery	12
Defence	1 x UK National Delivery	12
Education (Hire)	1 x UK National Delivery	12

Scope of Service

Provides access to the design, fabrication, physical delivery, construction or installation and maintenance of prefabricated buildings via turnkey solutions. Delivery of primarily 2D panelised and 3D volumetric/Modular solutions, supported by other forms of MMC manufacture led methodologies. Will also facilitate the hire of buildings for urgent, temporary and longer term requirements.

Lot Dynamics

- 7 Lots available and aligned either project value for general build estate requirements or client/sector specific requirements, with all based on UK wide delivery capability (as aligned to International Territorial Level (ITL))
- Suppliers within the Lots to provide scope for either 2D panelised solutions, 3D volumetric solutions or both solutions
- General Lots aim to provide a wide range of building solutions to CG and WPS organisations
- Sector/Client Lots tailored to meet the specific demands of clients
- Hire available to support short to long term solutions and support reactive requirements where needed

Lot 4 - ProCure24

Lot Structure

<u>Project Value Bandings</u>	<u>Lots</u>	<u>Places</u>
< £50m	1x England	20
£50 - £150m	1x England	15
£150m >	1x England	10

Scope of Service

Projects and programmes delivered within all Healthcare environments, including:

acute, general and specialist hospitals, mental health facilities, primary care facilities, Various settings of widely varying genesis including new greenfield sites, recently built PFI facilities, post war rebuild and Victorian inner-city hospitals; Operationally critical and other clinical service facilities; Non-clinical facilities, including accommodation (for example, nursing, medic and other key workers) and infrastructure (for example, roads, carparks and other access) Facilities which help prevention, diagnosis and treatment of illness; Inpatient and outpatient environments.

Lot Dynamics

- Managed by NHSE as part of the collaborative Partnership in place with CCS
- 3 value banded Lots which cover locations across England
- Builds on success of previous ProCure23 Partnership through CWAS2

Lot 5 - Defence

Lot Structure

<u>Lot Descriptor</u>	<u>Single/Sub Lots</u>	<u>Places</u>
General Projects	<20m	15
General Projects	20m >	12
General Projects	SW	5
Maritime	National	6
Airfields	UK & Overseas	5
USVF	National UK	6
Defence Nuclear	National UK	8

Scope of Service

Various projects and programmes covering the built estate and infrastructure delivered within both the UK and Overseas locations for Defence. This will be a blend of construction and civils projects.

Lot Dynamics -

- 7 separate Lots for different sub-sector/organisational requirements
- Specific compliances will be needed for different Defence Lots, e.g. different security clearances across Lots etc
- NATO funded projects will be scoped into each sub-Lot and will enable projects to be delivered through all Lots
- Enhanced projects will be delivered primarily via Lots 5.1, 5.2, 5.3 with secure requirements determined at call off stage
- All national UK delivery, with Airfields also covering Overseas projects.

Lot 6 - International

Lot Structure

Lot Descriptor

International

Sub Lots (UK National)

Single Overseas Lot

Places

Uncapped

Scope of Service

- Provision of general construction and civils related related projects and programmes on behalf of predominantly Defence and FCDO.

Lot Dynamics

- Single Lot with regional capability and project delivery capability reviewed at ITT stage for compliance
- No envisaged cap on supplier numbers
- Based on UK Law

Lot 7 - Nuclear

Lot Structure

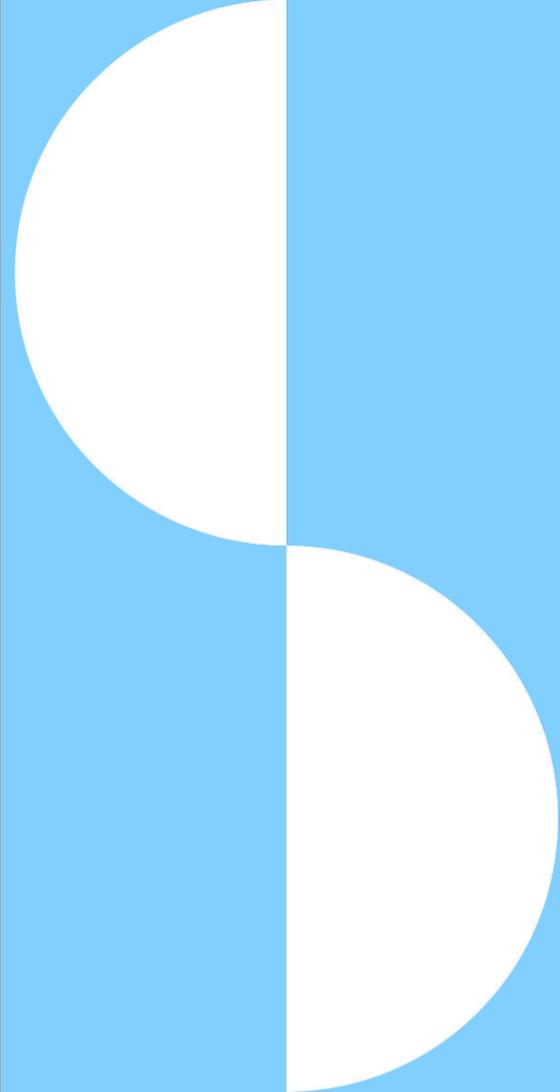
<u>Lot Descriptor</u>	<u>Sub Lots (UK National)</u>	<u>Places</u>
Nuclear Projects	UK Delivery	12

Scope of Service

- Provision of general construction and civils related related projects and programmes on behalf of nuclear clients.
- Scope will cover primarily projects that are non 'Active' nuclear specific related projects that are delivered within the boundaries of a nuclear site

Lot Dynamics

- Aimed at supporting Nuclear sector customer related projects across the UK through a single Lot.
- Call off stage will see more detailed requirements scoped into project requirements



Defence Lots - DIO

DIO CWAS3

General Projects <£20M

General Projects >£20M

General Projects SW Region

Maritime

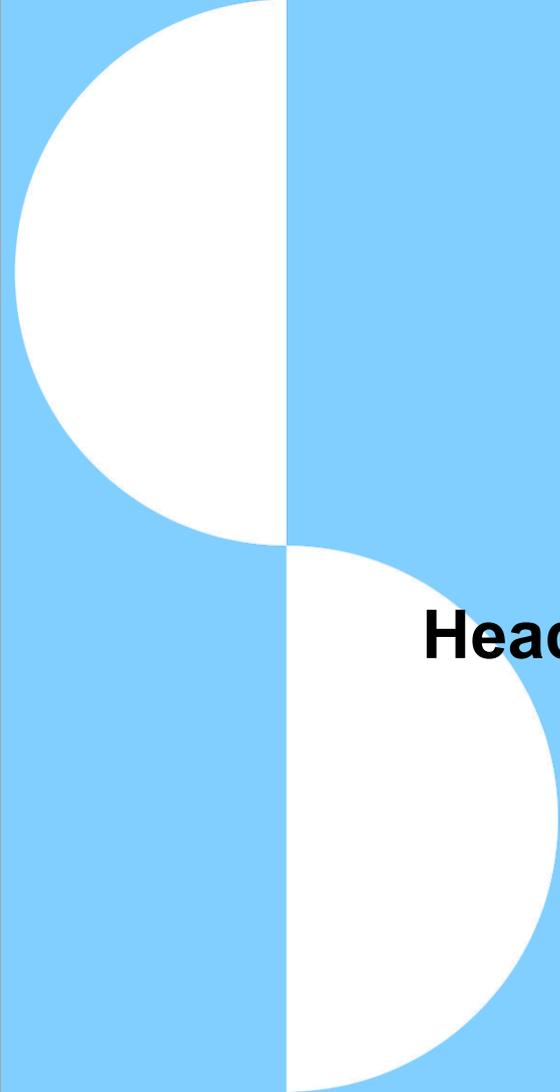
**United States Visiting Forces
(USVF)**

International

Airfields

Defence Nuclear





International Lot - FCDO

Andrew Badger
Head of Project Delivery for FCDO



Foreign, Commonwealth
& Development Office

FCDO and the FCDO Estate



FCDO – Who are we

We lead the UK's diplomatic, development and consular work around the world

We employ around 17,000 staff in our global network

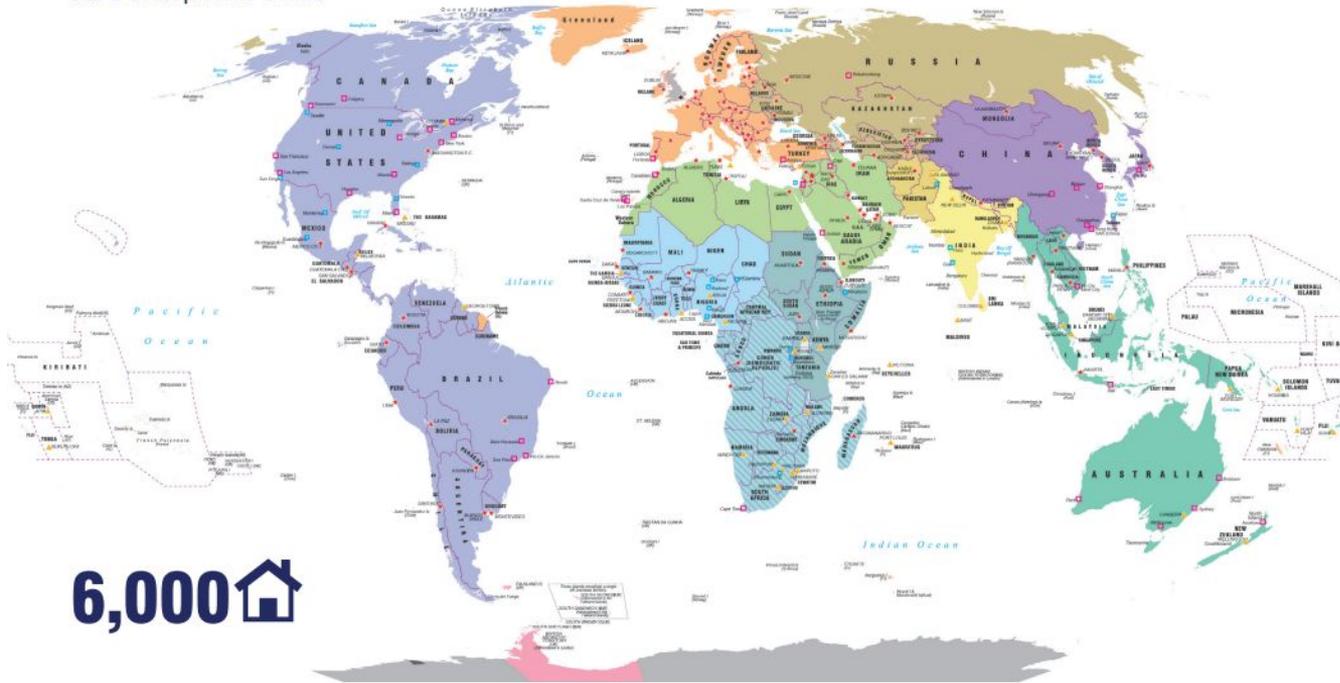
Our UK-based staff work in King Charles Street in London, Abercrombie House in East Kilbride and in Milton Keynes at Hanslope Park.

Foreign Secretaries Priorities

1. Growth
2. Enhancing UK Security
3. Europe
4. Climate



17,000 staff in 179 countries



6,000

282 posts (embassies, high commissions & consulates)

FCDO Estate

- Unique and highly diverse public asset with over 6000 properties
- Covering 179 countries
- Operating in 282 officially designated Posts
- Combined asset value of about £2.4 billion
- Varied estate: leased and freehold; purpose-built and acquired; large compounds and multi-tenanted high rise buildings
- Platform for Other Gov Depts overseas.
- The Estate is managed by the Estates Directorate (ED)



The estate consists
of:

- Offices
- Residences
- Residential units
- Compounds and ancillary buildings/ facilities

Split between owned
and leased [40/ 60] by
the FCDO.



We're in towers, compounds & mature gardens; from colonial to modernist to contemporary, and everything in between...

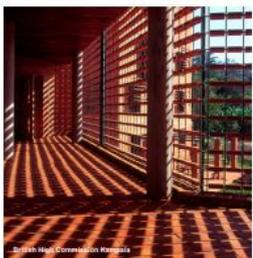




Foreign, Commonwealth & Development Office

Located in.....

- Multi-occupancy office buildings
- Standalone offices
- Walled/ secure compounds
- Residential apartment blocks
- Individual houses
- Housing compounds
- Listed/ heritage buildings





Estates project delivery

- Dedicated Project Delivery team and Estates Commercial function.
- Project Delivery is the Intelligent client function on behalf of the FCDO, sitting in the Estates Directorate (ED)
- Team of 15 Project Directors responsible for project delivery
- Includes a Project Design & Contract Authority, responsible for reviewing and maintaining FCDO standards and policy.
- Works closely with other teams in ED and FCDO Commercial, alongside wider group of stakeholders and other government departments.



FCDO Design Criteria

We use five key sets of documents:-

- Schedule of Requirements
- Design Guide, based largely on Building Regulations and BS/EN, using local standards where required.
- Global Standards Policy, which derogates from UK standards
- Residential Accommodation Policy (when applicable)
- FCDO's own Property Standards.



Construction Value

- 70+ projects completed in last 5 years.
- Project Delivery spend over the last five years between £90-£120m p.a
- Following recent spending review, spend will be broadly similar up to 2030.



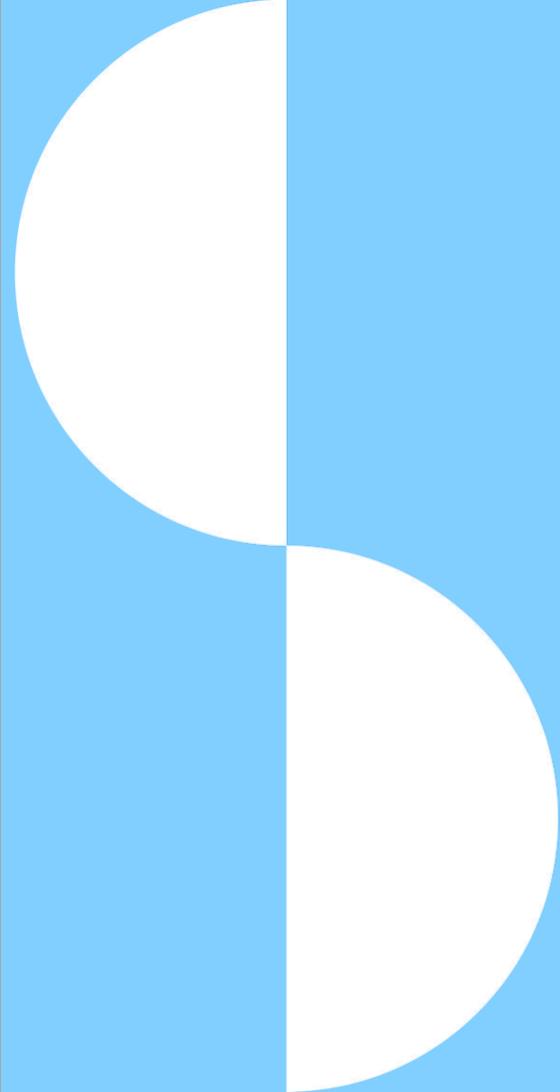
Project Delivery Partners

- Professional advisers (project management, design, cost advice)
 - FCDO Services (Trading Fund)
 - Principal Support Provider (PSP) using international lot of CCS framework RM6165



What is the FCDO looking for?

- The FCDO is looking to deliver projects globally.
- We're looking for contractors to identify the locations they are willing to work in overseas
- Delivery partners and models don't need to be identified, but the expectation would be that contractors have a model and insurances allowing them to operate in the locations.
- Contractors need ability to deliver to FCDO's requisite standards in those locations

The NHS logo, consisting of two white circles of equal size, one above the other, with a vertical white line passing through the center of both circles, creating a stylized 'S' shape. The logo is positioned on the left side of the image against a light blue background.

NHS England



Department
of Health &
Social Care



ProCure24: CWAS3 Lots 4.1, 4.2, 4.3

Presented by: Graham Bell MRICS MCIPS

Role: ProCure24 Implementation Lead

Date: Tues 10 February 2026

ProCure24: Headlines



A framework, provided by Crown Commercial Service but **operationally delivered by NHS England**

For use by English NHS Clients needing health **design and construction**

Fast-track capital procurement solution suitable for delivering:

- **Strategic Partner** - master planning, estate strategies, development control plans, feasibility studies, service reconfiguration reviews
- **Major works** (either a single project or a programme of projects)
- **Minor works programmes**
- New build, refurbishment/remodelling, maintenance programmes
- Infrastructure upgrades (roads, plant etc) and non-health buildings (car parks, offices etc)

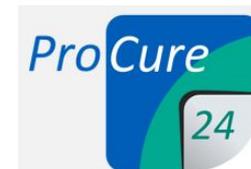
Does not facilitate the provision of funding – it is the responsibility of the Client to ensure adequate funding for the works is available when required

ProCure24: Heritage

- **Mature legacy** - ProCure24 will be the **5th generation** of the ProCure framework, taking provision into its **4th decade** – ProCure21 launched in 2002!

	Timespan	Gen	Status	Cumulative spend
ProCure21	2002-2010	1	Expired	£5bn
ProCure21+	2010-2016	2	Expired	£4bn
ProCure22	2016-2022	3	Expired	£5bn
ProCure23	2022-2027	4	Expires early 2027	£4bn to date
ProCure24	2027-2035	5	ITT issue spring 2026	£16bn

- To date the NHS have let **>£18bn of capital projects via the ProCure frameworks**



ProCure24: Value add

- The ProCure framework offers support with the following **Guidance and Toolkits, to help projects embrace the latest best practice**, all linked to a detailed **roadmap** in a templated and consistent way:
 - **Building Safety Act** guidance
 - **Modern Methods of Construction Toolkit** – inc Pre-Manufactured Value calculator
 - **Net Zero Carbon Toolkit**
 - Templated **Pre and Post Occupancy Evaluations**
 - **Government Soft Landing Toolkit**
 - **Design Appraisal Toolkit**
- Standardised Toolkit approach provides for **consistent data capture, assuring insight from analysis**
- **Data and metric capture, via Suppliers, is multi-faceted** – from Toolkit outputs, to month-on-month project level contentment, Elemental Cost Allowance, delivered social value, H+S performance etc
- As well, **time/cost savings initiatives** such ProjectShare, StandardComponent and RepeatableRooms

Client	▼ 8.17
NEC PMs	▲ 8.14
Contractor	▼ 8.29

ProCure24: Lotting



Lot	Value	Geographic coverage	Expected Suppliers
4.1	£0m - £50m	England	Up to 20
4.2	£50m - £150m *	England	Up to 15
4.3	£150m + *	England	Up to 10

* Connected rule

ProCure24: Client Call-Offs - Supplier need to know

- Contracting Authority = **NHS Trust's (or their CCS approved agent)** in England
- Clients conduct their Call-Offs following a ProCure24 templated process - **uniform/consistent/compliant**
- **Mini-competition** (majority) or **Direct Award** (minority)
- Client's **Call-Off scoring will be part Quality/part Price** – inc. a Client choice Q/P swing-o-meter
- Mini-competition **Call-Offs usually take 6-10 weeks for Clients to conclude their Award**, involving:
 - Client issues their **CITTB to all in-Lot suppliers**, inc their quality criteria, cost estimates, design to-date
 - Supplier choice whether to tender (no obligation) with Clients **typically requiring the following from each individual tenderers**:
 - c. 10-page **written quality submission**
 - **Confirmation of fee/rates** for the scheme (cannot exceed your business's framework caps)
 - **Moderation interview** (if Client requires)
 - **Client scoring feedback** will be provided to all tenderers
- **Project contracts NEC4 predicated** – contract templates provided by ProCure24

ProCure24: Client lure/take-up

- Owners CCS are **one of only 18 accredited framework hosts permitted for NHS Trust use** by NHS England's Central Commercial Function policy for frameworks and DPS's – **but only 3 of the 18 provide design/construction frameworks**
- CCS are one of only 8 framework providers **'Gold Standard' accredited by Constructing Excellence**
- ProCure23 (rolling into ProCure24) **only framework accredited for NHS auto-Assure status for Cabinet Office Commercial Controls**
- **NHS England/DHSC Estates and Facilities funding preferred framework** – baked into the NHS Business Case process 'comply or explain'

ProCure24: Collegiate

- **No hard mandate for NHS Trusts to use ProCure24**
- To ensure ProCure is **'best in class'**, with **happy Suppliers, and Clients** who use ProCure because they **'want to rather than they have to'** **we aim to work together to continually better the framework, pool learning, experience and expertise**
- **Collegiate approach continually fostered through the life of ProCure24**, with regular:
 - themed **Working Groups** to pool thinking, sand-pit, develop best practice and scale up/roll out
 - **'all supplier' Partnership Board** – topical communication, guest speakers, supplier soap-box etc.
- Along with the collegiate activities, active **suppliers will receive:**
 - **individual liaison meetings with the ProCure24 team**, for two-way safe-space feedback
 - their **individual metrics/dashboard feedback** to aide relative performance assessment
- **Suppliers – if the above aligns with your capability and/or future ambitions please come and join Team ProCure!**



Department
of Health &
Social Care



Thank you for your time



Achilles



Crown
Commercial
Service

**Supporting suppliers
through
Common Assessment
Standard
(CAS)**
in partnership with CCS

Zoe Eccleson

Strategic Account Manager, Achilles

10TH February 2026

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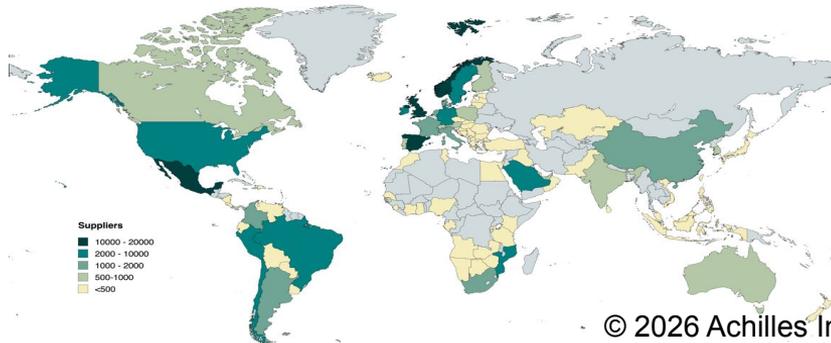
Achilles
achilles.com

INTRODUCTION TO ACHILLES

- Global Supply Chain Risk Assessment Organisation
- Work across multiple sectors
- Strong UK presence in Construction & Infrastructure.

All risks. All suppliers. All geographies.

GLOBAL SUPPLY CHAIN NETWORK
250,000 suppliers across 142 countries.



Requirement for Common Assessment Standard (CAS)

SKANSKA

- Mandatory for Public Sector Construction
- Ensuring consistent management of CAS across all assessment bodies
- Achilles BuildingConfidence: Build UK Recognised Assessment Body



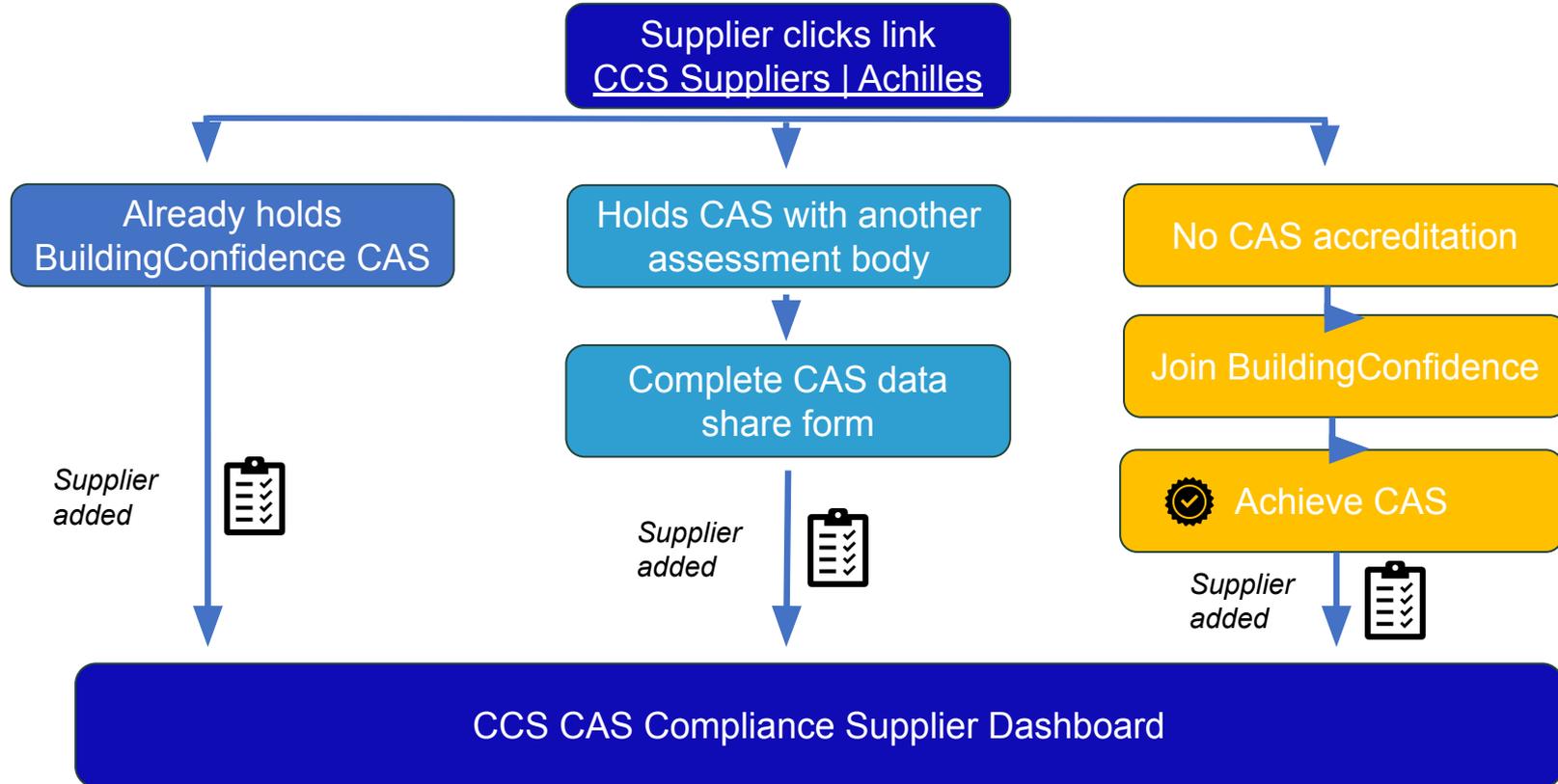
**Sir Robert
McALPINE**



- Common Assessment Standard replaces PAS 91
- Broad Scope – subject matter includes:
 - Building Safety Act
 - Temporary Works
 - Certification & Licensing
 - Quality Control and Management
 - Business Ethics
 - Health & Safety
 - Environment
 - Supply Chain Management
 - Responsible Sourcing



Supplier Journey – CAS Compliance



What Suppliers should do next?

CCS Requirement:

Demonstrate initiation of the registration process before ITT close date

Engage early – don't wait until the ITT deadline

 **[CCS Supplier Registration Link](#)**



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Crown
Commercial
Service
Supplier



Let's work together to make an ethical transition to net zero



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CWAS3 inc P24
Procurement / Key requirements

CWAS3 inc P24 Agreement

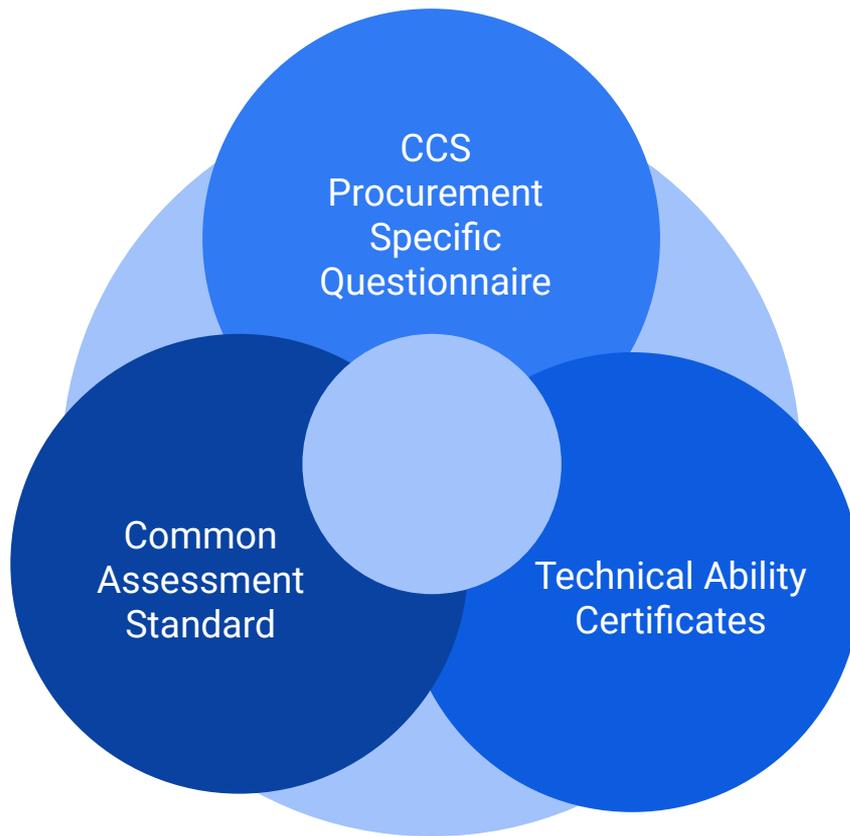
The Invitation to Tender Process



- 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 also through Achilles (more details to follow).
- Some additional standard questions in SQ.
- Evaluation will be undertaken by key customer stakeholders, with some internal CCS evaluators possibly also utilised.

CWAS3 Agreement

Selection Phase





CCS Procurement Specific Questionnaire

This is centred around the Procurement Act 2023 and compliance with various PPNs. The themes are as follows:

- Supplier identification and compliance alignment
- Mandatory and discretionary exclusions
- Financial Viability Risk Assessment (FVRA)
- PPN Compliance (PPN018, PPN 006, PPN 009)
- Technical Capability & Experience- TACs
- Supply Chain & Consortium Management
-

ISOs and accreditations required at contract award

- ISO 9001
- ISO 14001
- ISO 19650
- OHSAS 18001 or ISO 45001
- Cyber Essentials Plus for Defence, International and Nuclear
Lots Cyber Essentials Basic for all the other lots



Common Assessment Standard

Method of collection

- Achilles will gather the CAS data
- This is in line with reinforcing the government's commitment to a standardised and efficient pre-qualification process.
- All lots except the international lot will require CAS certification

CAS themes

- Identity
- Corporate and Professional Standing
- Health and Safety
- Environmental
- Quality
- Building Safety
- Information Security
- Information Management

CWAS3 Agreement

Selection Phase

Technical Ability Certificates (TACs) Requirements

- We will require TACs to be submitted with each tender submitted for each sub-lot (2nr per subplot).
- For the lower value lots the contract evidenced must have been completed within the last 5 years and must have been practical/substantially/sectionally completed
- For each sub-lot, you will be given a value range that will need to be satisfied for each TAC
- Customer signatures are required. We contact the customer to verify the information provided and it is vital that you select a customer that is prepared to verify the information you have provided and be contactable in the event that clarification is required.
- We require certain works to have been completed as part of the contract e.g. Design coordination, Construction coordination, including health & safety, Managing interfaces with third parties and building users, Management of the supply chain, Management of defects and Handover to client, addressing all requirements relating to time, cost and quality.

CWAS3 Agreement

Award Phase

Basis of Award Phase

- Quality 70% / Commercials 30%
- Will ask a number of questions, some which will be answer once only regardless of number of Sub- Lots bid for
- CCS Lot specific questions related to the Sub-Lots
- Sector/client Sub-Lot specific questions
- Commercials covered further on in pack

Themes

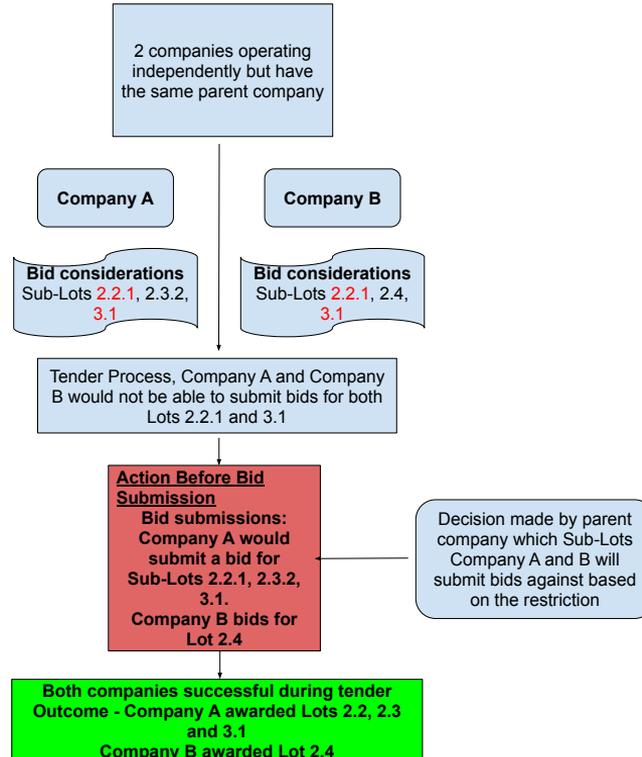
Likely to cover items linked to Construction Playbook and the Gold Standard, social value and areas concerning supply chain and innovation, amongst other important areas.

CWAS3 Lot Bid/Award Restrictions

There will be a number of bid restrictions in place across the Lot structure of CWAS3, please see details of proposed restrictions, as follows:

1. Instructions for Company Groups with multiple Bidding entities

Restriction on entities from the same group bidding for the same Sub-Lots - this is not permitted



EXAMPLE

This example shows Company A Company B are within the same group and are considering bidding for 2 of the same Sub-Lots. This is not permitted.

A decision must be made on which company bids for the Lots in question.

CWAS3 Lot Bid/Award Restrictions Continued...

Lot 1 - General Construction Project Lots

Sub-Lot 1.1 (1.1.1 - 1.1.12)

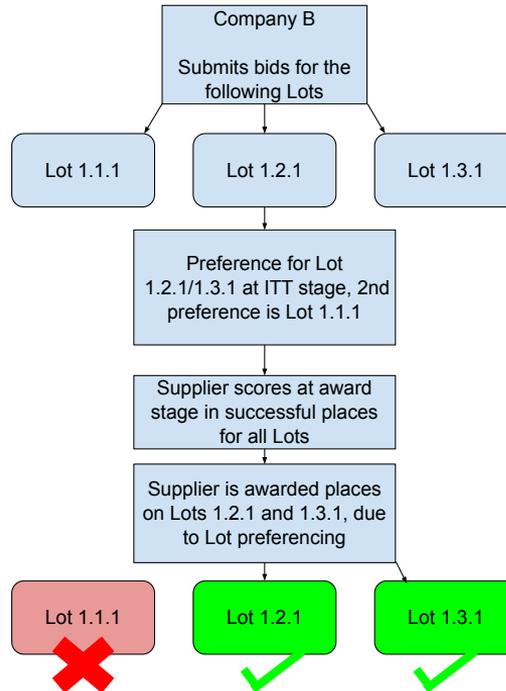
Cover projects <£5m regionally

Sub-Lots 1.2 - 1.6 (all Sub-Lots)

Cover projects £5m> regionally & nationally

2. General Construction Lots

A bidder can only be awarded to either Lot 1.1 Sub 5m Project Sub-Lots (1.1.1 - 1.1.12) or Any of Lots 1.2 to 1.6 (all regional Sub-Lots over 5m Projects)



EXAMPLE

This example shows Company B submits bids for Sub-Lots 1.1.1, 1.2.1 and 1.3.1 covering project values £5-£20m and £20-£40m within the North East/Yorkshire regional SubLot

The bidder is successfully awarded to Lots 1.2.1 & 1.3.1, as per their preference

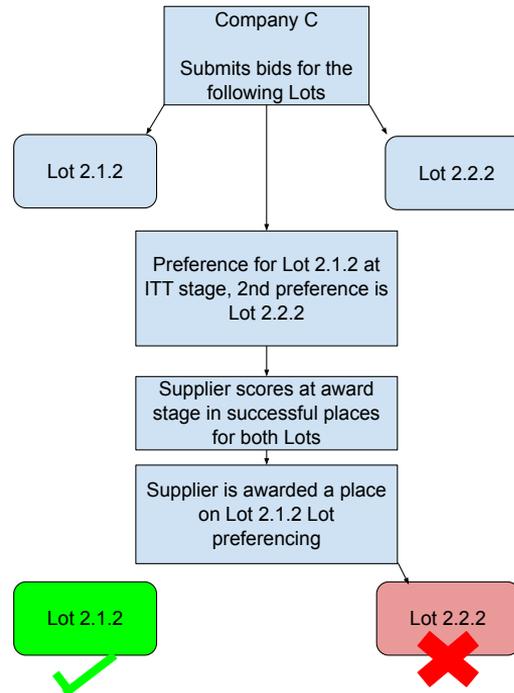
CWAS3 Lot Bid/Award Restrictions Continued...

Lot 2 - Civil Engineering Infrastructure Project Lots
Sub-Lots 2.1 (2.1.1 - 2.1.12)
Cover projects <£5m regionally

Sub-Lots 2.2 - 2.6 (all Sub-Lots)
Cover projects £5m> regionally & nationally

3. Civil Engineering & Infrastructure Lots

A bidder can only be awarded to either Lot 2.1 (all regional sub Lots 1 - 12) or Any of Lots 2.2 to 2.6 (all regional Sub-Lots)



EXAMPLE

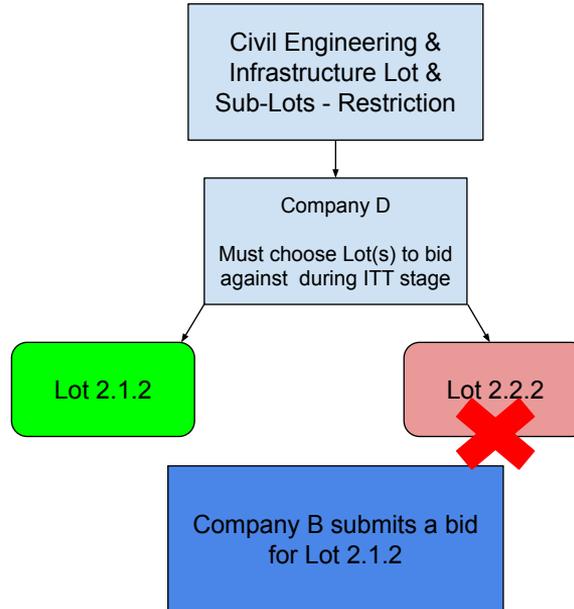
This example shows Company B submits bids for Sub-Lots 2.1.1 and 2.2.2 covering project values <£5m and £5-£20m within the North West regional SubLots

The bidder is successfully awarded to Lot 2.1.2, as per their preference

CWAS3 Lot Bid/Award Restrictions Continued...

3. Civil Engineering & Infrastructure Lots

A bidder can only be awarded to either Lot 2.1 (all regional sub Lots 1 - 12) or Any of Lots 2.2 to 2.6 (all regional Sub-Lots)



EXAMPLE

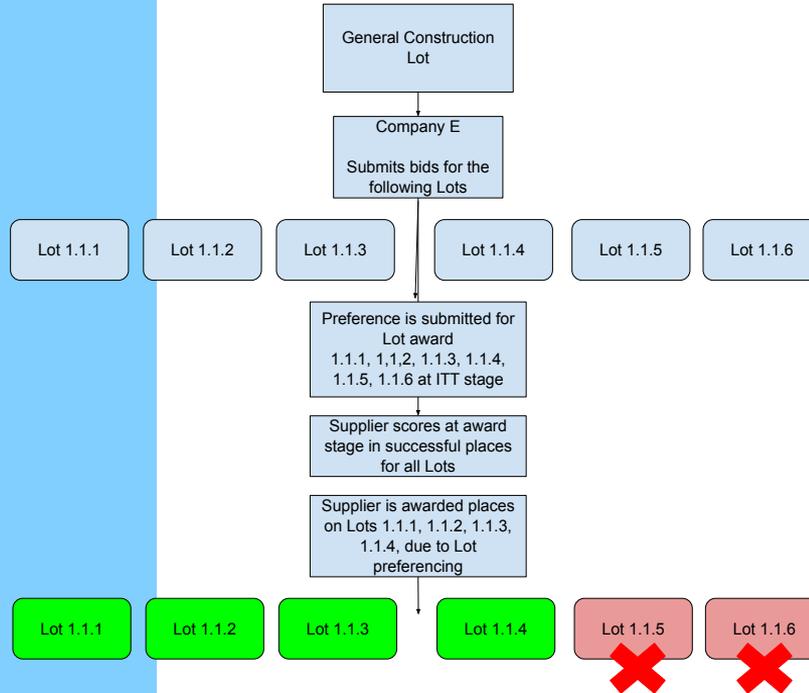
This example shows Company C submits bids for Sub-Lots 2.1.2, 2.2.2 overing project values < £5m, £5-£20m and within the North West regional SubLots

The bidder is successfully awarded to Lot 2.1.2, as per their preference

CWAS3 Lot Bid Restrictions Continued...

4. General Construction - Sub-Lots 1.1.1 - 1.1.12

Regional award Cap - Maximum of 4 regions can be awarded



EXAMPLE

This example shows Company E has opted to bid for Sub-Lots 1.1.1. - 1.1.6 covering project values Sub £5m within 6 regional Sub-Lots.

Award made to 4 preferred Lots (in green) stated in ITT phase.

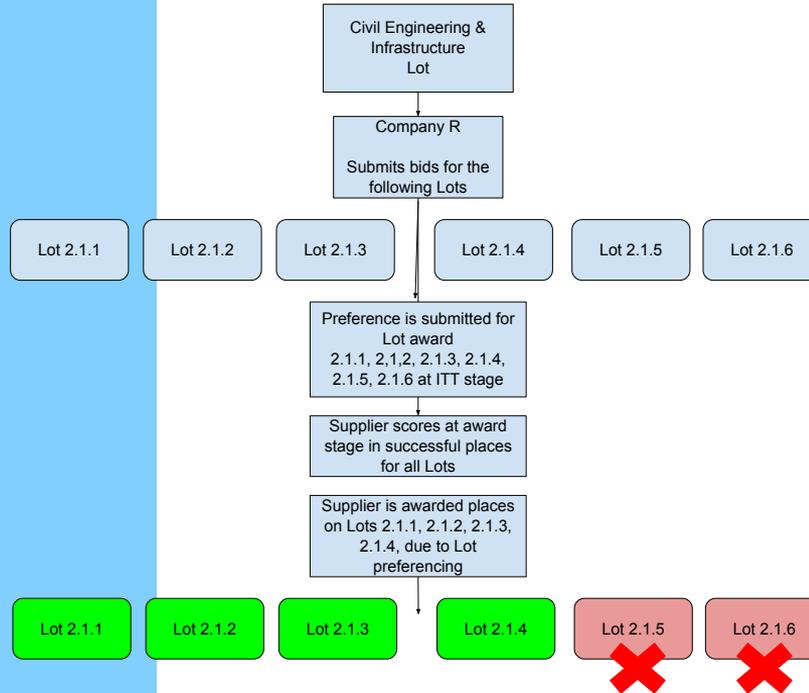
✗ restricts the bidder from being awarded to more than 4 Sub-Lots

Caveat - this rule only applies where the number of awards are higher than the number of places for that Sub-Lot

CWAS3 Lot Bid Restrictions Continued...

5. Civil Engineering & Infrastructure - Sub-Lots 1.1.1 - 1.1.12

Regional award Cap - Maximum of 4 regions can be awarded



EXAMPLE

This example shows Company F has opted to bid for Sub-Lots 2.1.1. - 2.1.6 covering project values Sub £5m within 6 regional Sub-Lots.

Award made to 4 preferred Lots (in green) stated in ITT phase.

X restricts the bidder from being awarded to more than 4 Sub-Lots

Caveat - this rule only applies where the number of awards are higher than the number of places for that Sub-Lot

CWAS3 Agreement

Award Phase

Quality Questionnaire

- Worth 70% of the evaluation marks
- Range of questions per sub-lot, each with a defined % score
- Some generic questions across sub-lots, asked once and scored once
- Additionally a range of lot specific questions
- Test a range of themes (eg Social Value, Net Carbon Zero, Supply Chain Management, Quality Management, Continuous Improvement, collaboration, Construction/Manufacturing Life cycle, Security management etc.)
- Gold Standard / Construction Playbook alignment
- Character limit (TBC)
- Will not accept attachments or diagrams.

CWAS3 Agreement Award Phase Commercial

- 30% of the tender evaluation (same for all lots)
- 11 Pricing Matrix files will cover 78 sub-lots
- Complete pricing matrix for each sub-lot you are bidding for even if the rates are same across different sub-lots you are bidding for.
- Do not copy paste data or tamper with the files

CWAS3 Agreement

Award Phase

Commercial

Pricing Elements

- Fee Percentages - for various contract forms
- Hourly Rates - for Design, Staff & Management and Labour
- % Change to Hourly Rates - to cover various UK Regions
- Regional banding for some lots

- Offsite: Permanent /Temporary
 - Fee percentages
 - £/m²
 - Hire one off costs £/m² and weekly hire costs
 - Hire £/unit for single and double classroom costs
 - Size banding
 - Complexity banding
 - Duration of Hire banding

Note: there will be differences in weighting allocation, contract forms used, types of resources etc across all sub-lots.

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.

CWAS3 Agreement

Award Phase

Commercial

Median Evaluation

- Each Pricing Element will be evaluated separately.
- Median evaluation method will be used were a bid of exactly the median value will score 100% of the weighting for that rate.
- Bids lower than the median value will be scored favourably in comparison to bids above the median.
- We are also capping pricing at +/- 75% deviation from the median to encourage market rate bids, prevent distortion and the potential for bid manipulation.
- Any bid outside the cap will score 0 for that Pricing Element.

Insurances



Insurance Levels

Lot	Lot Name	Professional Indemnity Insurance	Public / Products Liability Insurance	Employers Liability Insurance
1.1 - 1.2	Construction Works General Projects <£20m	£3,000,000	£10,000,000	£10,000,000
2.1 - 2.2	Civil Engineering & Infrastructure Projects <£20m			
3.1	Offsite Solutions <£10m Built Estate			
3.3	Offsite Solutions Hire			
3.7	Offsite Solutions Education Hire			
7	Nuclear	£10,000,000 (TBC)		
	All other lots	£5,000,000		

All details are subject to change and will be confirmed in the bid pack when the ITT releases

Model Form Contracts at Call Off



JCT Contract Families (2016 & 2024)



Standard Building Contract

- With/Without Quantities
- With Approximate Quantities



Intermediate Building Contract

- With/Without Contractors Design



Minor Works Contract

- With/Without Contractors Design



Construction Management Contract

- Appointment (CM/A)
- Trade Contract (CM/TC)



Pre-Construction Services Agreement

- General Contractor
- Specialist



Design and Build Contract



Measured Term Contract

Other Contract Forms

- Constructing Excellence
- Management Building
- Prime Cost Building
- Major Project Construction
- Target Cost
- Repair and Maintenance
- Consultancy

NEC4

- Engineering & Construction Contract (ECC)
- Engineering & Construction Short Contract (ECSC)
- Professional Services Contract (PSC)
- Professional Services Short Contract (PSSC)
- Term Service Contract (TSC)
- Term Service Short Contract (TSSC)
- Supply Contract (SC)
- Supply Short Contract (SSC)
- Design, Build & Operate
- Alliance Contract



NEC3

- Engineering & Construction Contract (ECC)
- Engineering & Construction Short Contract (ECSC)
- Professional Services Contract (PSC)
- Professional Services Short Contract (PSSC)
- Term Service Contract (TSC)



Other Model Form Contracts

- FAC-1 & TAC-1
- PPC2000 (Amended 2013) Standard Form of Contract for Project Partnering
- RIBA Standard Professional Services Contract for Architectural Services Contract
- SBCC equivalents of JCT:
 - Standard Building Contract
 - Design & Build Contract
 - Pre-Construction Services Agreement
 - General Contractor
 - Specialist
 - Measured Term Contract
 - Constructing Excellence Contract
 - Minor Works Building Contract
 - With/Without Contractors Design
- AIA and CCDC



Financial Viability Risk Assessment (FVRA)



FVRA

- All bidders will undergo a financial viability risk assessment to ensure the financial stability of all Supplier Alliance Members
- The FVRA tool will be used to collect and review the financial information of bidders (3 years required for the Gold FVRA and 2 years for the Silver FVRA). The assessment will result in one of the following outcomes:
 - Acceptable
 - Acceptable with mitigating actions - via guarantor
 - Unacceptable
- The tool provides provides transparency as to how and what CCS will assess and allows bidders to see their risk classifications as they complete the financial assessment



FVRA

- For the key areas/ratios displayed in the FVRA, each bidder is assigned a RAG status/risk classification:
 - Red - High Risk
 - Amber - Medium Risk
 - Green - Low Risk
- Bidders must set out explanations and provide relevant mitigations on the relevant tabs in the FVRA tool.
- It's important to note that a Red/Amber rating **does not** mean an automatic fail. It allows the team to review the mitigating commentary and take such explanations into account
- If CCS requires clarification or further information, it will send a message to the bidder through the eSourcing system



Silver

Lot Number	Lot Name	Approx Annual Contract Value £'000s	Financial Distress Threshold
1.1 & 2.1	Projects <£5m	£3,000	40
3.3	Hire	£2,000	40
3.7	Education Hire	£2,000	40

Turnover Ratio

Low Risk	Med Risk	High Risk
>2.0x	1.5 - 2.0x	<1.5x

The Approx Annual Contract Value is used in the Turnover Ratio calculation
If total income is >2 times the annual contract value, then it is flagged GREEN
If total income is <1.5 times the annual contract value, then it is flagged RED

Gold

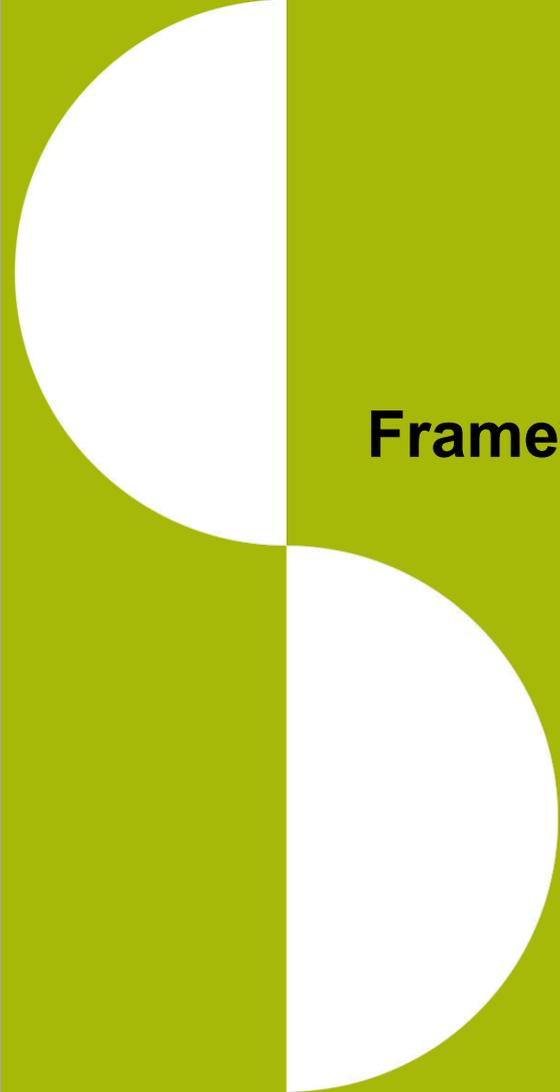
Lot Number	Lot Name	Approx Annual Contract Value £'000s	Financial Distress Threshold
1.2 & 2.2	Projects £5m to £20m	£10,000	55
1.3 & 2.3	Projects £20m to £40m - Region 1 North England	£20,000	55
1.4 & 2.4	Projects £40m to £100m - Region 1 England & Wales	£40,000	55
1.5 & 2.5	Projects £100m to £250m UK Delivery	£100,000	55
1.6 & 2.6	Projects >£250m - UK Delivery	£100,000	55
2.7	Demolition	£15,000	40
3.1	<£10m Built Estate	£3,000	55
3.2	>£10m Built Estate	£10,000	55
3.4	Health	£5,000	55
3.5	Justice	£10,000	55
3.6	Defence	£10,000	55

FVRA

Gold (cont.)

Lot Number	Lot Name	Approx Annual Contract Value £'000s	Financial Distress Threshold
4.1	<£50m - England only	£20,000	55
4.2	£50m to £150m - England only	£70,000	55
4.3	>£150m - England only	£100,000	55
5.1.1	General Projects <£20m (Excluding SW)	£10,000	55
5.1.2	General Projects >£20m (Excluding SW)	£40,000	55
5.1.3	General Projects - SW Region	£40,000	55
5.2	Maritime - UK Delivery	£40,000	55
5.3	Airfields - UK Delivery	£40,000	55
5.4	USVF - UK Delivery	£40,000	55
5.5	Defence Nuclear - UK Delivery	£20,000	55
6	International - Overseas Delivery	£20,000	55
7	Nuclear Project UK Delivery	£20,000	55

Note: If a supplier is bidding for both Silver and Gold FVRA lots, they must complete & submit both FVRA's.



Framework Operation and Governance

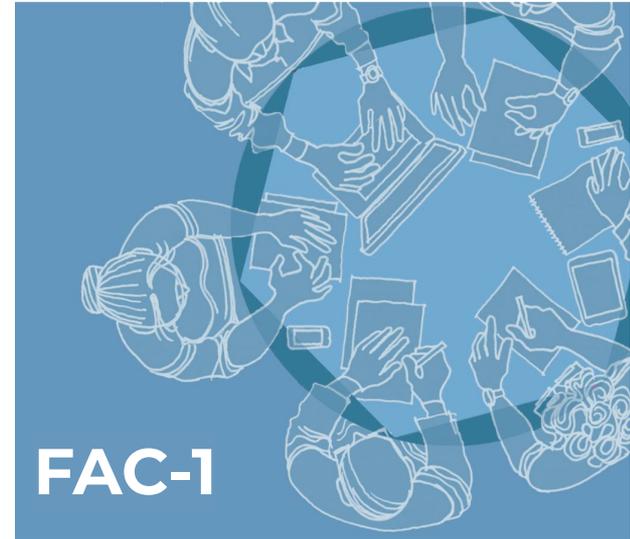
Clare Chamberlain

Framework Operation and Governance

- The FAC-1 is a collaborative form of construction contract
- We will use the FAC-1 as our framework form of contract
- The FAC-1 will enable us to deliver improved value through effective governance and multi party collaboration
- The framework will be governed by a Core Group

More information is available here;

<https://allianceforms.co.uk/fac-1/>



Framework Governance



Core Group Members and roles

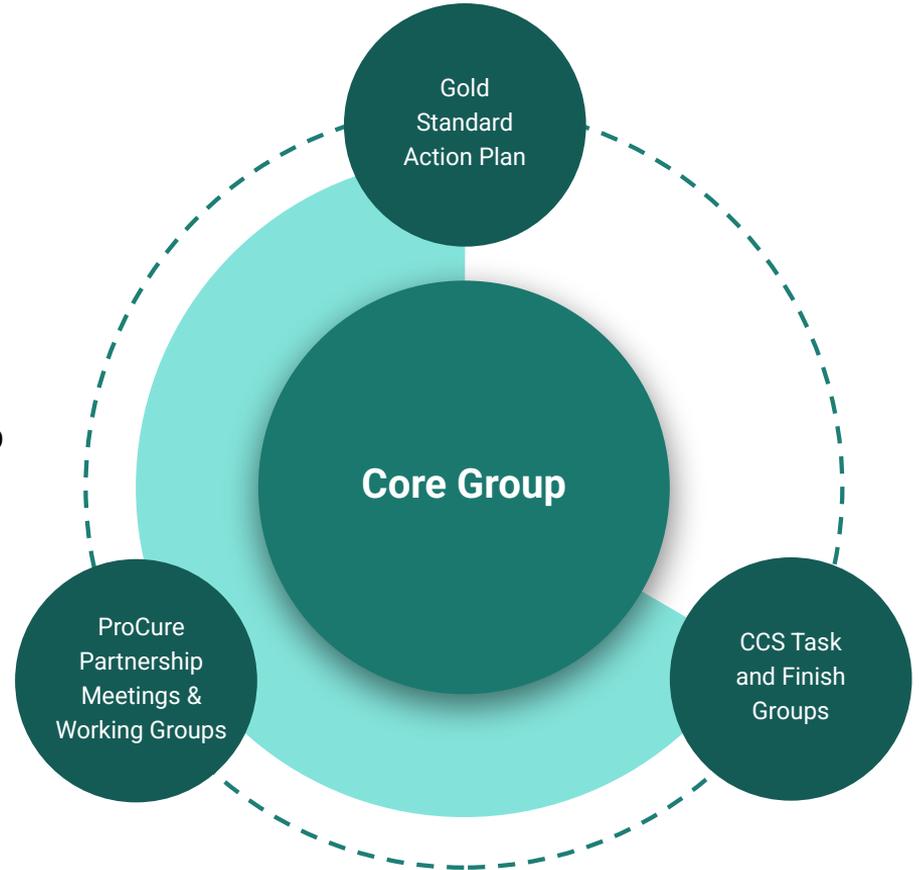
Core Group will be made up of;

1. A small group Supplier Alliance Members (around 15/20) and will ensure that they represent;
 - **Tier 1 contractors, SME's, key sectors and disciplines**
2. A small number of Additional Clients (customers)
3. CCS representatives
4. ProCure 24 representatives



Core Group Activity

- Typically the Core Group will meet quarterly
- ProCure working groups and CWAS task and finish groups will meet more often working on specific areas of work or themes that feed into the overall Core Group

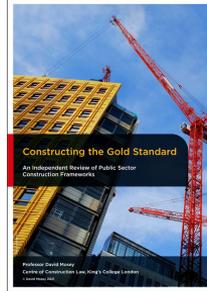


Introducing the Gold Standard Approach



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

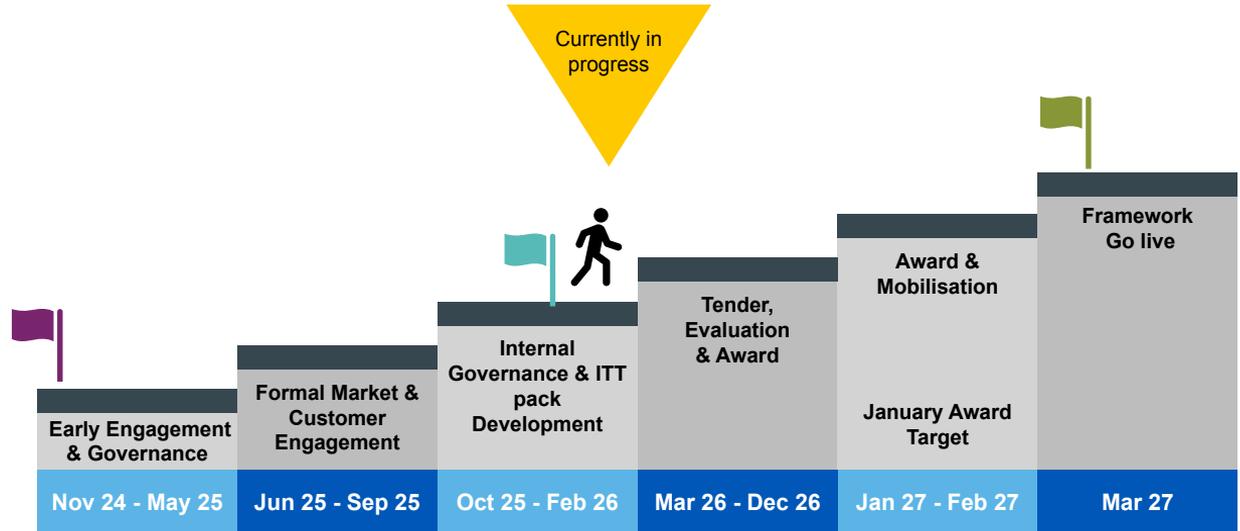
- CCS remain a member of the Gold Standard Taskforce and are committed to ensuring the continued success of the Gold Standard
- Our Gold Standard Action plan will feed into Core Group activity to ensure we all have accountability for delivering a Gold Standard Framework that delivers Gold Standard calls 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**

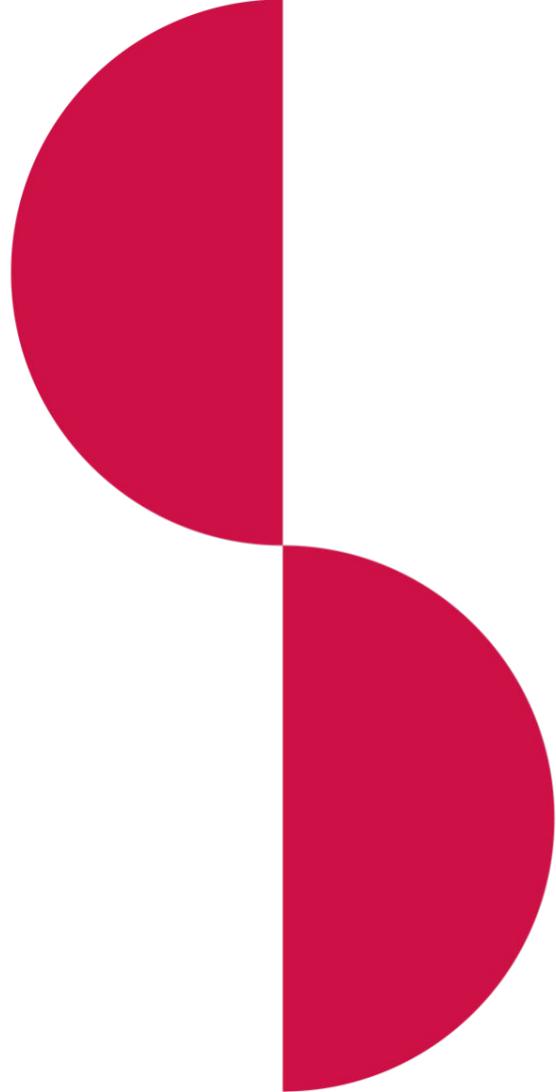


Timeline

Key milestones & deliverables (*subject to change)

- Finalise ITT pack structure with our key external/internal stakeholders
- Seek governance approval to release ITT
- ITT Target release LATE MARCH 2026 (Target date is **20th March** but is subject to change)





Next steps

- Aim to share in advance our framework specification and any other information in advance of the ITT release - TBC during March 2026
- Share an updated Q&A template in advance of the ITT release, noting we will not be able to respond to questions up to ITT release regarding the procurement

Please note we will review questions posted in the chat today but WILL NOT be able to answer questions directly or via our mailbox in advance of the ITT release now - the team are working hard to develop the final pack for issue.

Keep in touch

- www.crowncommercial.gov.uk/agreements/RM6320
- cwas3@crowncommercial.gov.uk
- [Future Opportunity Notice \(Contracts Finder\)](#)
- [Future Opportunity Notice \(Find a Tender\)](#)

 @gov_procurement  Crown Commercial Service

