

Invitation to Tender

Attachment 1 – About the CCS Offsite Construction Solutions Framework Alliance Contract

Document name abbreviated to:

**Attachment 1 – About the CCS OCS FAC**

**RM6184** Offsite Construction Solutions

**Contents**

[Welcome](#_heading=h.qir22bac56mk) [4](#_heading=h.qir22bac56mk)

[1. What you need to know](#_heading=h.1fob9te) [7](#_heading=h.1fob9te)

[2. The opportunity](#_heading=h.2et92p0) [9](#_heading=h.2et92p0)

[3. What a Framework Alliance Contract is](#_heading=h.tyjcwt) [9](#_heading=h.tyjcwt)

[4. How the Lots are structured](#_heading=h.uek3yz4gr7q) [10](#_heading=h.uek3yz4gr7q)

[5. Who can bid](#_heading=h.1t3h5sf) [11](#_heading=h.1t3h5sf)

[6. Timelines for the competition](#_heading=h.4d34og8) [12](#_heading=h.4d34og8)

[7. When and how to ask questions](#_heading=h.r862snkup2n1) [13](#_heading=h.r862snkup2n1)

[8. Management information and management charge](#_heading=h.3rdcrjn) [13](#_heading=h.3rdcrjn)

[9. Transfer of Undertakings (Protection of Employment) Regulations 2006 (“TUPE”)](#_heading=h.26in1rg) [13](#_heading=h.26in1rg)

[10. Competition rules](#_heading=h.35nkun2) [14](#_heading=h.35nkun2)

[11. How the Framework Alliance Contract is structured](#_heading=h.z337ya) [18](#_heading=h.z337ya)

[12. The Armed Forces Covenant](#_heading=h.4i7ojhp) 23

# Welcome

We invite you to bid in this competition for RM6184 Offsite Construction Solutions (OCS). Our Invitation to Tender (**ITT**) pack comes divided into two main parts:

**Attachment 1 - About the CCS OCS FAC** (this document) – what the opportunity is, who can bid, the timelines for this competition, how to ask questions. Plus:

* the competition rules and obligations and rights between you and us
* how the Framework Alliance Contract works – what it is and what is in it.

**Attachment 2 - How to bid** – guidance on how to submit your bid, the selection and award stages, how we will assess your bid, what the process is at intention to award and the Framework Alliance Contract award stage.

You must use our eSourcing tool to submit your bid: <https://crowncommercialservice.bravosolution.co.uk>

Please read the bidder guidance, which can be found in the below link, for help using our eSourcing tool and instructions on how to submit a compliant bid:

<https://www.gov.uk/government/publications/esourcing-tool-guidance-for-suppliers>

You can book for online training for the CCS eSourcing tool at: <https://www.crowncommercial.gov.uk/esourcing-training>

There are also additional attachments to the ITT pack. These attachments are:

**Attachment 2a** **- Selection questionnaire** – you must complete the questions detailed in this questionnaire online in the eSourcing tool (qualification envelope)

**Attachment 2b** **- Lot (1-6 inclusive) Certificate of Technical and Professional Ability** **(COTPA)** – to demonstrate your technical and professional capability, you must complete and submit an Attachment 2b - Certificate of Technical and Professional Ability with your bid for each Lot/sub-Lot you are bidding for, with the exception of sub-Lot 1.1 and sub-Lot 2.1 for each of which must submit one certificate for Hire and one certificate for Purchase. You must get the customer to verify and sign that the information you have provided is true and accurate. You must then attach each certificate to the relevant selection questions in the eSourcing tool (qualification envelope).

**Attachment 2bi** **- Lot (group 4 and 5 only) COTPA Addendum**  –To be used specifically, in the event that the MMC Category 1 project named in the Attachment 2b does not fall within the scope of a design and construction justice/defence project or a project that requires security clearances and handling of sensitive information.

**Attachment 2c** – Not used in this procurement process

**Attachment 2d** – Not used in this procurement process

**Attachment 2e - PPN 06-21 Carbon Reduction Plan template** – if you do not have a website, you must use this template to provide a copy of your Carbon Reduction Plan. You must then attach the plan to the relevant selection questions in the eSourcing tool (qualification envelope).

**Attachment 3a** **- Price Model Workbook** – you must complete the unlocked yellow cells in this attachment and upload to question PQ1 in the eSourcing tool (commercial envelope)

**Attachment 3b - Price Model and Price Evaluation Guidance** –it is important that you read this document before completing Attachment 3a - Price Model Workbook.

**Attachment 4** **- Information and declaration workbook** – if you are relying upon any other organisation, including key subcontractors or consortium members, to meet the selection criteria, you must get **each of the organisations** to populate this attachment. You must then attach each of the populated attachments to the relevant selection questions in the eSourcing tool (qualification envelope).

**Attachment 5 - Financial Viability Risk Assessment (FVRA) Instructions** – it is important that you read this document before completing Attachment 5a – Financial Viability Risk Assessment Tool.

**Attachment 5a – Financial Viability Risk Assessment Tool** –you and each consortium member must complete this and then upload it in the relevant questions in Part 5 Financial Risk in the eSourcing tool (qualification envelope). Please read Attachment 5 - Financial Viability Risk Assessment (FVRA) Instructions before completing this document.

**Attachment 6** **- Consortium details** – you should complete this spreadsheet if you are bidding as the lead member of a consortium and attach to selection question 1.7.2 in the eSourcing tool (qualification envelope).

**Attachment 7 - Key subcontractor details** – you should complete this spreadsheet if you intend to use key subcontractors in your bid and attach to selection question 1.10.1 in the eSourcing tool (qualification envelope)

**Attachment 8** - **Frequently Asked Questions** – you do not need to submit this as part of your Bid. This document contains a list of questions and answers relating to our competitions that may be helpful to you.

**Attachment 9** – Not used in this procurement process

**Attachment 10 - Security Guidance**

**Attachment 11** **-** **Framework Contract Documents –** this folder forms the Framework Alliance Contract and consists of:

o **CCS Offsite Construction Solutions Framework Alliance Contract** –T&Cs – this is the form of agreement used for this competition.

o **Schedule 14 - Framework Brief - Appendix 1 - Specification** – this document contains the framework specification and forms Schedule 14 - Appendix 1 of the FAC.

o **RM6184 Lot 1 Single Classroom, without sinks or WCs** – this is the approved classroom design to indicate the baseline requirement of Lot 1, sub-Lot 1.1.

o **RM6184 Lot 1 Double Classroom, without sinks or WCs** – this is the approved classroom design to indicate the baseline requirement of Lot 1, sub-Lot 1.1.

o **Core Requirements STD-Z-DG-053 Issue 9.0 Final**  – these are the Additional Client core requirements that support all project specifications for Lot 4, sub-Lot 4.1 and sub-Lot 4.2, as referenced in Schedule 14 - Framework Brief - Appendix B Lot 4.

o **RM6184 Lot 5 Single Living Accommodation Plans** - these are indicative layouts demonstrating examples of the type of projects to be procured through Lot 5, sub-Lot 5.1 and sub-Lot 5.2.

o **RM6184 Management Information Template v1** – this document forms Schedule 7 - Annex 3 of the FAC.

o **JCT Document Group (watermarked read-only copy)** – this document group may be used by Additional Clients for Project Contracts.

o **SBCC Document Group (watermarked read-only copy)** – this document group may be used by Additional Clients for Project Contracts.

o **Standard Boiler Plate Amendments (watermarked read-only copy)** – this document group may be used by Additional Clients for Project Contracts.

**Please note:** to access your free version of **NEC-3** or **NEC-4** during the tender period, follow the guidance in paragraph 11.4 and to access your free version of **PPC2000** and **TAC-1** during the tender period, follow the guidance in paragraph 11.5

**Attachment 12** **-** **CCS Offer Document** – you should complete and sign this document and attach to the relevant selection questions in the [eSourcing tool](https://crowncommercialservice.bravosolution.co.uk/) (qualification envelope) at 1.60.3.

If you have bid as a consortium, all members of the consortium must sign this document.

By signing this *Offer Document* you acknowledge and agree that this is the unequivocal and irrevocable offer to comply with the requirements of the Invitation to Tender including the tender submitted by you and your *Framework Prices* and *Framework Proposals*, which are the means by which you agree to be bound by the *CCS Offsite Construction Solutions Framework Alliance Contract.*

If you are successful in your tender in respect of the above *Framework Programme*, without any further conditions whatsoever you irrevocably authorise the Crown Commercial Service (CCS) to execute a *Form of Award Confirmation Notice* and issue the signed *Form of Award Confirmation Notice* to you without any further authorisation from us or any recourse to us.

Make sure you **read all the attachments, and the contract documents** which can be found within the eSourcing tool. The guidance, information and instructions that we provide are there to help you to make a compliant bid.

If anything isn’t clear, see paragraph 7. ‘When and how to ask questions’.

Please read the bidder guidance which can be found in the below link for help using our eSourcing tool and instructions on how to submit a compliant bid:

<https://www.gov.uk/government/publications/esourcing-tool-guidance-for-suppliers>

# **1. What you need to know**

## What ’we’ and ‘you’ means

In this Bid Pack when we use “CCS”, “we”, “us”or “our” or “Client” we mean Crown Commercial Service.

When we use “you” or “your”, “bidder” or “Supplier Alliance Member”, we mean your organisation, or the organisation you represent.

We are a central purchasing body that procures common goods and services for buyers including central government departments and the wider public sector.

## Who are ‘Additional Clients’?

Additional Clients are the organisations named in the published contract notice as those able to place Project Contracts for the deliverables via this Framework Alliance Contract. They will do this in line with Framework Schedule 4 - Direct Award procedure and Competitive Award Procedure, and award criteria.

## What is a ‘Lot’?

A Lot is subdivision of the deliverables which are the subject of this competition as described in the published contract notice.

## What do we mean by ‘deliverables’?

Deliverables are the goods and/or services that will be provided under this Framework Alliance Contract as set out in Schedule 14 - Framework Brief - Appendix 1 - Specification.

## Who are ‘key subcontractors’?

Key subcontractors are any other person other than you who under this Framework Alliance Contract will:

* be relied on to deliver any of the deliverables under this Framework Alliance Contract in their entirety (or any part of them)
* provide the facilities or services necessary for the provision of the deliverables (or any part of them)
* be responsible for the management, direction or control of the provision of the deliverables (or any part of them).

Please note, we do not require all subcontractors to be named in your bid. We only want to know about key subcontractors who directly contribute to your ability to provide the deliverables under the Framework Alliance Contract and any Project Contracts. We do not need to know about subcontractors who supply general services to you (such as window cleaners etc) that only indirectly enable you to provide the deliverables under the Framework Alliance Contract.

## What is the difference between a Bidder and a Supplier Alliance Member?

Successful bidders will become Suppliers Alliance Members. Throughout this ITT pack you may be referred to as a “bidder”, however if you are successfully awarded a Framework Alliance Contract you will then be referred to as a “Supplier Alliance Member.”

## The Public Contracts Regulations 2015

The Public Contracts Regulations 2015 (“the Regulations”) regulate how we procure. This means that we and you follow processes that are fair, transparent and equitable for all bidders.

## Government Security Classifications (GSC)

On 02/04/2014 the Government introduced its Government Security Classifications (GSC) classification scheme to replace the current Government Protective Marking System (GPMS). A key aspect of this was the reduction in the number of security classifications used.

You are encouraged to make yourself aware of the changes and identify any potential impacts in your Bid, as the protective marking and applicable protection of any material passed to, or generated by, you during this competition, or pursuant to any Contract awarded to you as a result of this competition, will be subject to the GSC from 02/04/2014. The link below to the Gov.uk website provides information on the GSC:

<https://www.gov.uk/government/publications/government-security-classifications>

## Public Procurement Note 01/22 Contracts with suppliers from Russia or Belarus

In March 2022, the Government introduced its Public Procurement Note 01/22 ‘Contracts with suppliers from Russia or Belarus’ ([PPN 01/22](https://www.gov.uk/government/publications/procurement-policy-note-0122-contracts-with-suppliers-from-russia-and-belarus)) in response to the invasion of Ukraine by Russia, which was met with unprecedented global condemnation. The UK Government has introduced financial and investment sanctions aimed at encouraging Russia to cease actions which destabilise Ukraine. This PPN requires that Contracting authorities, such as CCS, should consider how they can further cut ties with companies backed by the states of Russia and Belarus including declining to consider tenders.

CCS will therefore apply PPN 01/22 to all bidders (and any subcontractors named in a tender). Unless exceptions in the PPN apply, CCS may:

1. exclude from this competition any tenders that are deemed from bidders (or subcontractors) who are constituted or organised under the law of Russia or Belarus, or whose ‘Persons of Significant Control’ information states Russia or Belarus as the place of residency; or
2. request that a bidder find a replacement subcontractor by a specified deadline before its tender can be included in this competition.

# **2. The opportunity**

Crown Commercial Service (CCS) as the Authority is putting in place a Pan Government Collaborative Agreement for the provision of Offsite Construction Solutions as a multi-Lot framework agreement available for use by UK public sector bodies and future successor organisation, which includes Central Government Departments and their arm’s length bodies and agencies, the wider public sector and third sector including, but not limited to, local government, health, education, police, fire and rescue, housing associations and charities.

Services will be delivered primarily within the United Kingdom, with some limited requirements overseas.

The Framework will be established with an expiry date of January 2027 with an option for us to extend for a further three years.

The full scope of Deliverables is contained within Schedule 14 - Framework Brief - Appendix 1 - Specification.

# **3. What a Framework Alliance Contract is**

The form of agreement used for this competition is the CCS Offsite Construction Solutions Framework Alliance Contract and the FAC-1 Standard Form. See paragraph 11 for more information on the Framework Alliance Contract.

If you are a successful bidder, we will use the information you have provided in your bid, including your pricing, to personalise the Framework Alliance Contract. You are required to complete and submit a CCS Offer Document (Attachment 12) as part of your bid, and upload it in response to question 1.60.3 of the Selection Questionnaire. If you are successful, we will send you an Award Confirmation Notice. The Framework Alliance Contract will be managed by you and us.

A Framework Alliance Contract, with one or more Supplier Alliance Members, sets out terms that allow Additional Clients to make specific purchases (‘Project Contracts’) during the life of the Framework Alliance Contract. This competition is for a multi-supplier Framework Alliance Contract. Each Project Contract will be signed and managed by you and the Additional Client.

The estimated value of Project Contracts that may be placed under this Framework Alliance Contract is set out in the contract notice published on Find A Tender (FTS). There may be multiple Project Contracts under the Framework Alliance Contract, but we cannot guarantee any business.

# **4. How the Lots are structured**

The works and services within the scope of the Framework Alliance Contract have been subdivided into six Lot groups. Bidders can bid for one or more Lots. Lots 1, 2, 4 and 5, have been further divided into sub-lots. This is set out in the table below, along with the number of Supplier Alliance Members that will be awarded a place in each Lot:

| **Lot** | **Lot name and description** | **Number of Places** |
| --- | --- | --- |
| Lot 1: Built Estate including Education |
| Sub-Lot 1.1 | £0m > £15m Purchase and £0m > Hire 3D Turnkey Solutions Only | 15**\*** |
| Sub-Lot 1.2 | £15m > 3D Turnkey Solutions Purchase Only | 15**\*** |
| Sub-Lot 1.3 | £0m > 2D Turnkey Solutions Purchase Only | 15**\*** |
| Lot 2: Healthcare |
| Sub-Lot 2.1 | £0m > Purchase and £0m > Hire 3D Turnkey Solutions Only | 15\* |
| Sub-Lot 2.2 | £0m > 2D Turnkey Solutions Purchase Only | 15\* |
| Lot 3: Residential |
| Lot 3 | Residential Properties | N/A† |
| Lot 4: Justice |
| Sub-Lot 4.1 | 3D Turnkey Solutions | 15\* |
| Sub-Lot 4.2 | 2D Turnkey Solutions | 15\* |
| Lot 5: Defence |
| Sub-Lot 5.1  | 3D Turnkey Solutions | 15\* |
| Sub-Lot 5.2 | 2D Turnkey Solutions | 15\* |
| Lot 6: Thermal Efficiency Upgrades |
| Lot 6  | Thermal Efficiency Upgrades | 5\* |

\*Please note, as stated in Attachment 2 - How to Bid, paragraph 12.2 Reserved rights, this figure may be increased by the application of the 1% rule.

†All compliant bidders who meet the Quality Threshold for Lot 3, as stated in Attachment 2 - How to bid, will be awarded a place on Lot 3.

# **5. Who can bid**

We are running this competition using the ‘open procedure.’ This means that anyone can submit a bid in response to the published Contract Notice.

The Contract Notice can be found on Find a Tender (FTS) and our website https://www.crowncommercial.gov.uk/agreements/RM6184.

You can submit a bid as a single legal entity. Alternatively, you can take one or both of the following options:

* work with other legal entities to form a consortium. If you do, we ask the consortium to choose a lead member who will submit the bid on behalf of the consortium. At least one member of the consortium must have direct manufacturing capability.
* bid with named key subcontractors to deliver parts of the requirements. This applies whether you are bidding as a single legal entity or as a consortium. For the avoidance of doubt, in this model the key subcontractor(s) cannot be relied on to provide the direct manufacturing capability. Direct manufacturing capability remains a requirement of the bidding entity itself.

 We recognise that subcontracting and consortium plans can change. You must tell us about any changes to the proposed subcontracting or to the consortium as soon as you know. If you do not, you may be excluded from this competition.

# **6. Timelines for the competition**

These are our intended timelines. We will try to achieve these; however, for a range of reasons, dates can change. We will tell you if and when timelines change:

| Start date (this is the date we submitted the contract notice to be published) | 25/08/2022 |
| --- | --- |
| Publication date (this is the date the ITT pack will be published)  | 25/08/2022 |
| Bidder conference | This will take place at 11:00am on 1st September 2022.  If you are interested in attending the conference, please express your interest by emailing offsite@crowncommercial.gov.uk by 12pm on 30th August.Your email must clearly state the name of your organisation and contact details for the individual(s) who wish to attend.  Please note, we are unable to answer any questions during this conference.  All questions must be submitted via the eSourcing tool. |
| Clarification questions deadline | 12:00 on 28/09/2022 |
| Deadline for our responses to clarification questions | 30/09/2022 |
| Bid submission deadline | 12:59 on 07/10/2022 |
| Compliance  | From the bid submission deadline through to Award of Framework Alliance Contracts |
| Issue of intention to award notices to successful and unsuccessful bidders | 13/01/2023 |
| End of mandatory standstill period | midnight at the end of 23/01/2023 |
| Award of Framework Alliance Contracts  | 24/01/2023 |
| Framework start date | 24/01/2023 |

# **7. When and how to ask questions**

We hope everything is clear after you have this ITT pack (including the attachments).

If you have any questions you need to ask them as soon as possible after the contract notice is published. This is because we have set a deadline for submitting questions - the clarification questions deadline.

You need to send your questions to us through the eSourcing tool. This is the only way we can communicate with bidders. Try to ensure your question is specific and clear. Do not include your identity in the question. This is because we publish all the questions and our responses to all bidders.

If you feel that a particular question should not be published, you must tell us why when you ask the question. We will decide whether or not to publish the question and response.

Remember that you can ask us questions about the Framework Alliance Contract and Project Contracts but please do not attempt to ‘negotiate’ the terms. All Framework Alliance Contract awards will be made under identical terms.

# **8. Management information and management charge**

If you are awarded a Framework Alliance Contract you will need to send to us management information every month. We will use this information to calculate the management charges you must pay us for sales made through the Framework Alliance Contract. See Framework Schedule 7 (Management).

# **9. Transfer of Undertakings (Protection of Employment) Regulations 2006 (“TUPE”)**

We don’t think TUPE will apply to this procurement at Framework Alliance Contract level because:

* Works and services will only be provided to Additional Clients under Project Contracts; no works and services will be provided to CCS under the Framework Alliance Contract.

We encourage you to take your own advice on whether TUPE is likely to apply and to carry out due diligence accordingly.

We don’t think TUPE will apply to Project Contracts because:

* the services are to be carried out in connection with a single specific event or task of short-term duration

Again, we encourage you to take your own advice on whether TUPE is likely to apply and to carry out due diligence accordingly.

# 10. **Competition rules**

We run our competitions so that they are fair and transparent for all bidders. This section sets out the rules of this competition. It should be read together with the ITT pack.

## 10.1 What you can expect from us

We will not share any information from your bid which you have identified as being confidential or commercially sensitive with third parties, apart from other central government bodies (and their related bodies). However, we may share this information but only in line with the Regulations, the Freedom of Information Act 2000 (FOIA) or any other law as applicable.

## 10.2 What we expect from you

You must comply with these competition rules and the instructions in this ITT pack and any other instructions given by us. You must also ensure members of your consortium, key subcontractors or advisers comply.

Your bid must remain valid for 160 days after the bid submission deadline.

You must submit your bid in English and through the eSourcing tool only.

## 10.3 Involvement in multiple bids

If you are connected with another bid for the same requirement or the same Lot, we may make further enquiries. For example, where you submit a bid:

* in your own name and as a key subcontractor and/or a member of a consortium connected with a separate bid
* in your own name which is similar to a separate bid from another bidder within your group of companies.

This is so we can be sure that your involvement does not cause:

* potential or actual conflicts of interest
* supplier capacity problems
* restrictions or distortions in competition

We may require you to amend or withdraw all or part of your bid if, in our reasonable opinion, any of the above issues have arisen or may arise.

## 10.4 Collusive behaviour

**You must make sure** that your directors, employees, subcontractors, key subcontractors, advisors, companies within your group or members of your consortium do not:

* fix or adjust any part of your bid by agreement or arrangement with any other person, except where getting quotes necessary for your bid or to get any necessary security
* communicate with any person other than us the value, price or rates set out in your bid or information which would enable the precise or approximate value, price or rates to be calculated by any other person except where such communication is undertaken with persons who are also participants in your bid submission, namely those where disclosure to such person is made in confidence in order to obtain quotes necessary for your bid or to get any necessary security
* enter into any agreement or arrangement with any other bidder, so that bidder does not submit a bid
* share, permit or disclose to another person, access to any information relating to your bid submission (or another bid submission to which you are party)
* offer or agree to pay or give any sum or sums of money, inducement or valuable consideration directly or indirectly to any other person for doing or having done or causing or having caused to be done in relation to its bid submission

If you breach paragraph 10.4, we may (without prejudice to any other criminal or civil remedies available to it) disqualify you from further participation in this competition.

We may require you to put in place any procedures or undertake any such action(s) that we in our sole discretion considers necessary to prevent or stop any collusive behaviour.

## 10.5 Contracting arrangements

Only you or, as applicable, your key subcontractors (as set out in your bid) or consortium members can provide the deliverables through the Framework Alliance Contract.

## 10.6 Contracting arrangements for consortia

We may require a consortium to form a specific legal entity when signing a Framework Alliance Contract.

If you are bidding as a consortium, each member is required to sign the CCS Offer Document as part of your bid.

## 10.7 Bidder conduct and conflicts of interest

You must not attempt to influence the contract award process. For example, you must not directly or indirectly at any time:

* collude with others over the content and submission of bids. However, you may work in good faith with a proposed partner, supplier, consortium member or provider of finance.
* canvass any Minister, officer, public sector employee, member or agent, our staff or advisors in relation to this competition.
* try to obtain information from any of our staff or advisors about another bidder or bid.

You must ensure that no conflicts of interest exist between you and us. If you do not tell us about a known conflict, we may exclude you from the competition. We may also exclude you if a conflict cannot be dealt with in any other way.

## 10.8 Confidentiality and freedom of information

You must keep the contents of this ITT pack confidential unless it is already in the public domain. You must keep the fact you have received it confidential. This obligation does not apply to anything you have to do to:

* submit a bid
* comply with a legal obligation.

## 10.9 Publicity

You must not make statements to the media regarding any bid or its contents. You are not allowed to publicise the outcome of the competition unless we have given you written consent.

## 10.10 Our rights

We reserve the right to:

* waive or change the requirements of this ITT pack from time to time without notice
* verify information, seek clarification or require evidence or further information in respect of your bid. You MUST ensure you are regularly checking your messages to ensure you are able to respond to our clarifications
* withdraw this ITT pack at any time, or re-invite bids on the same or alternative basis
* choose not to award any Framework Alliance Contract(s) or Lot(s) as a result of the competition
* choose to award different Lots at different times
* make any changes to the timetable, structure or content of the competition
* carry out the evaluation stages (selection and award stages) of this procurement concurrently
* extend lots by varying durations
* exclude you if:
	+ you submit a non-compliant bid
	+ your bid contains false or misleading information
	+ you fail to respond to any clarifications from us
	+ you fail to tell us of any change in the contracting arrangements between bid submission and contract award
	+ the change in the contracting arrangements would result in a breach of procurement law
	+ for any other reason set out elsewhere in this ITT pack
	+ for any reason set out in the Regulations

## 10.11 Consequences of misrepresentation

If a serious misrepresentation by you induces us to enter into a Framework Alliance Contract with you, you may be:

* excluded from bidding for contracts for three years under regulation 57(8)(h)(i) of the Regulations
* sued by us for damages, and we may rescind the contract under the Misrepresentation Act 1967

If fraud, or fraudulent intent, can be proved, you may be prosecuted and convicted of the offence of fraud by false representation under s.2 of the Fraud Act 2006, which can carry a sentence of up to 10 years or a fine (or both).

If there is a conviction, then your organisation must be excluded from the procurement procedure for five years under regulation 57(1) of the Regulations (subject to self-cleaning).

## 10.12 Bid costs

We will not pay your bid costs for any reason, for example if we terminate or amend the competition.

## 10.13 Warnings and disclaimers

We will not be liable:

* where parts of the ITT pack are not accurate, adequate or complete
* for any written or verbal communications

You must carry out your own due diligence and rely on your own enquiries.

This ITT pack is not a commitment by us to enter into a contract.

## 10.14 Intellectual Property Rights

The ITT pack remains our property. You must use the ITT pack only for this competition.

You allow us to copy, amend and reproduce your bid so we can:

* run the competition
* comply with law and guidance
* carry out our business

Our advisors, subcontractors and other government bodies can use your bid for the same purposes.

## 10.15 Government Security Classifications (GSC)

You allow us to amend any security related term or condition of the draft contract accompanying this ITT to reflect any changes introduced by the Government Security Classifications (GSC) classifications scheme.

# **11. How the Framework Alliance Contract is structured**

## CCS Offsite Construction Solutions Framework Alliance Contract and FAC-1

The CCS Offsite Construction Solutions Framework Alliance Contract is an innovative approach that we have developed that combines the scope of a framework with the collaborative relationships of an alliance to create new systems for achieving greater value.

The Framework Alliance Contract allows for a multi-party structure of Alliance Members and any combination of selected consultants, contractors or suppliers to cooperate on a project or programme of work.

We have constructed the Framework Alliance Contract to encourage participation from a range of different size suppliers, particularly small and medium enterprises (SMEs), in order to assist CCS to meet a diverse range of Additional Client needs.

This Framework Alliance Contract is part of a suite of commercial agreements within the Buildings Pillar of CCS (the others being for Construction Professional Services; Building Materials and Equipment; Construction Works and Associated Services; Construction Works and Associated Services 2/ProCure 23; and Modular Buildings solutions).

The CCS Offsite Construction Solutions Framework Alliance Contract should be read alongside the FAC-1 document.

To access your free version of FAC-1 during the tender period, visit <https://acarchitects.co.uk/protectedaccess/> and enter password “CCS-RM6184.” Click on the contract link on the left for read-only pdf access.

If there is a change made to FAC-1 the Alliance Group will consider if a change is deemed to be beneficial and if the change should be implemented.

At Framework Alliance Contract Award, successful Bidders will be required to acquire their own copies of FAC-1 from [acarchitects.co.uk/shop/](http://acarchitects.co.uk/shop/).

Detailed guidance can be found at <http://www.allianceforms.co.uk/>.

## Project Contracts

After the Framework Alliance Contract commences, Additional Clients can buy from Supplier Alliance Members using a Project Contract. Project Contracts are awarded under the ‘umbrella’ terms of the Framework Alliance Contract but with Project Contract specific conditions (refer to the CCS Offsite Construction Solutions Alliance Contract Schedule 4 (Direct Award Procedure and Competitive Award Procedure) for details of how the Project Contract procedure operates).

The Framework Alliance Contract facilitates Project Contracts under JCT, PPC2000, TAC-1, NEC-3, NEC-4, and SBCC. This enables a wide range of Additional Clients to specify contractual arrangements that are most appropriate for their particular needs.

## JCT

We will provide you with a watermarked read-only set of JCT documents to review during the tender period (within Attachment 11).

At Framework Alliance Contract Award, successful Supplier Alliance Members will be required to acquire their own copies of JCT using the link below:

[www.jctltd.co.uk](http://www.jctltd.co.uk)

 The main JCT contracts referenced in the OCS Framework Alliance Contract will be the contracts used at project stage. Additional Clients may wish to use other model form contracts from the JCT suite of contracts depending on the type of project.

## NEC-3 and NEC-4

To access your free version of NEC-3 or NEC-4 during the tender period, follow the guidance below:

* + - * 1. Visit <https://www.neccontract.com/> and search for the contract type you require or click the below link to the contracts direct;

[Engineering & Construction Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Engineering-Construction-Contract/NEC4-Engineering-and-Construction-Contract)

[Engineering & Construction Short Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Engineering-Construction-Contract/NEC4-Engineering-and-Construction-Short-Contract)

[Engineering & Construction Sub Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Engineering-Construction-Subcontract/NEC4-Engineering-and-Construction-Subcontract)

[Engineering & Construction Short Sub Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Engineering-Construction-Subcontract/NEC4-Engineering-and-Construction-Short-Subcontra)

[Professional Services Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Professional-Services-Contract/NEC4-Professional-Service-Contract)

[Professional Services Short Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Professional-Services-Contract/NEC4-Professional-Service-Short-Contract)

[Professional Services Sub Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Professional-Services-Contract/NEC4-Professional-Service-Subcontract)

[Term Services Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Term-Service-Contract/NEC4-Term-Service-Contract)

[Term Services Short Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Term-Service-Contract/NEC4-Term-Service-Short-Contract)

[Term Services Sub Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Term-Service-Contract/NEC4-Term-Service-Subcontract)

[Supply Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Supply-Contract/NEC4-Supply-Contract)

[Supply Short Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Supply-Contract/NEC4-Supply-Short-Contract)

[Design Build Operate](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Design-Build-and-Operate-Contract/NEC4-Design-Build-and-Operate-Contract)

[Dispute Resolution Services Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Dispute-Resolution-Service-Contract/NEC4-Dispute-Resolution-Service-Contract)

[Framework Contract](https://www.neccontract.com/NEC4-Products/NEC4-Contracts/NEC4-Framework-Contract/NEC4-Framework-Contract)

* + - * 1. Add one copy of the eView to the basket
				2. Click on ‘View Basket’
				3. Enter the code ‘CCSCF100’ for NEC-4 and ‘CCSFM’ for NEC-3 into the coupon/discount box and click ‘Apply’. This should give you a 100% discount.
				4. Complete the shopping cart process
				5. You will then receive two emails – one telling you how to install the viewing software, and a second with the actual files

At Framework Alliance Contract Award, successful Supplier Alliance Members will be required to acquire their own copies of NEC-3 and NEC-4 with a 20% discount using the discount code CCS20.

## PPC2000 and TAC-1

To access your free version of PPC2000 and TAC-1 during the tender period, visit <https://acarchitects.co.uk/protectedaccess/> and enter password “CCS-RM6184”. Click on the contract link on the left for read-only pdf access.

Detailed guidance can be found at <http://ppc2000.co.uk/> and <http://www.allianceforms.co.uk/>

## SBCC

We will provide you with a watermarked read-only set of SBCC contracts (for use in Scotland) documents to review during the tender period (within Attachment 11).

At Framework Alliance Contract award successful Supplier Alliance Members will be required to acquire their own copies of SBCC contracts (for use in Scotland) using the link below:

[www.sbcconline.com](http://www.sbcconline.com)

## Award Confirmation Notice

The Award Confirmation Notice is the basis of the contract between a Supplier Alliance Member and us. If you are awarded a Framework Alliance Contract, an Award Confirmation Notice will be prepared by us and issued to you.

## The contract documents

11.7.1 Some purchases under this Framework may have requirements that can be met under this Framework but the purchase of which may be exempt from the Procurement Regulations. In such cases, Project Contracts from this Framework will be unregulated purchases for the purposes of the Procurement Regulations, and the buyers may, at their discretion, modify the terms of the Framework and any Project Contract to reflect that buyer’s specific needs.

11.7.2 This table lists and briefly describes each contract document. You can find the individual documents on the CCS procurement pipeline page

<https://www.crowncommercial.gov.uk/agreements/RM6184>

| **Document Title** | **Lots Applicable To** | **What is it** |
| --- | --- | --- |
| Offsite Construction Solutions Framework Alliance Contract. | All | The main Framework Alliance Contract Terms & Conditions that is read alongside the standard FAC1 T&Cs |
| Schedule 1 - Objectives, Success Measures and Incentives | All | Schedule lists framework Objectives, Success Measures, Targets and Incentives. |
|
|
| Schedule 2 - Timetable | All | Template of Timetable for agreed deadlines, gateways and milestones in respect of the Framework Programme and achievement of the Objectives and the timescales for Alliance Activities. |
| Schedule 3 - Risk Register | All | Template of Risk Register to record each risk, its likelihood and impact on the Framework or Alliance Activities |
| Schedule 4 - Direct Award Procedure and Competitive Award Procedure | All | The process that Additional Clients must follow to Direct Award or to carry out a further competition. |
|
|
| Schedule 5 - Template Project Documents, Hire Terms and Boilerplate Documents | All | The schedule lists the various Project Contract terms (T&Cs) the Additional Client can use when procuring under this Framework. Boilerplate Amendments can be used by Additional Clients. |
|
| Schedule 6 - Legal Requirements & Special Terms | All | This Schedule details any Supplementary Definitions that are in addition to the Definitions set out in FAC1 Appendix 1.It also details any additional Legal Requirements or amendments to the Contract Terms to comply with any specific laws. It also details Special Terms that provide more information to supplement what is in the FAC1. |
|
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|
| Schedule 7 - Management | All | Outlines general structures and management activities that the Supplier Alliance Members shall follow during the Framework Period. |
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|
|
| Schedule 8 - Financial Distress | All | Lists actions and consequences of a Financial Distress Event |
|
| Schedule 9 - Marketing | All | Describes the activities that each Supplier Alliance Member will carry out as part of its ongoing commitment to the marketing of this Framework Alliance Contract to potential Additional Clients. |
| Schedule 10 - Form of Award Confirmation Notice and form of Additional Client Notice | All | Award Confirmation Notice will be issued to successful bidders who will then become Supplier Alliance Members. |
|
| Schedule 11 - Form of Guarantee  | All | The document allows the Supplier Alliance Member to provide a third party guarantee which will assure the Supplier Alliance member will meet their obligations under a Call Off contract. The schedule also includes the form of Letter of Intent to Guarantee that is required to be used if the Supplier Alliance Member intends to / are required to have a guarantor as a condition to be awarded a place on this framework. |
| Schedule 12 - Price Fluctuations | All | Describes how Indexation will be applied to Framework Prices. |
| Schedule 13 - Consortium Bids | All | Details on consortium bids which can be submitted for Project Contracts at call-off level if allowed by the Additional Client |
| Schedule 14 - Framework Brief | All | Lists and names all documents which are part of the Framework Brief. Appendix 1 contains the Specification. |
| Schedule 15 - Policy Notes | All | List of PPN notes referred to within specification |
| Schedule 16 - Resolution Planning | All | Details about Business Continuity and Disaster Recovery requirements under the framework |
| Schedule 17 - Supply Chain Visibility | All | Provide visibility about key-subcontracts and key-subcontractors used to deliver Project Contract works under this framework.. |

# **12. The Armed Forces Covenant**

12.1 The Armed Forces Covenant is a public sector pledge from Government, businesses, charities and organisations to demonstrate their support for the armed forces community. The Covenant was brought in under the Armed Forces Act 2011 to recognise that the whole nation has a moral obligation to redress the disadvantages the armed forces community face in comparison to other citizens, and recognise sacrifices made.

12.2 The Covenant’s 2 principles are that:

* the armed forces community should not face disadvantages when compared to other citizens in the provision of public and commercial services
* special consideration is appropriate in some cases, especially for those who have given most such as the injured and the bereaved.

We encourage all bidders, and their suppliers, to sign the Corporate Covenant, declaring their support for the Armed Forces community by displaying the values and behaviours set out therein. We encourage you to make your [Armed Forces Covenant pledge](https://www.gov.uk/government/publications/corporate-covenant-pledge).

12.3 [The Corporate Covenant](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/649954/20171005_Armed_Forces_Covenant_Guidance_Notes_for_Businesses.pdf) gives guidance on the various ways you can demonstrate your support.

12.4 If you wish to register your support you can provide a point of contact for your company on this issue to the Armed Forces Covenant Team at the address below, so that the MOD can alert you to any events or initiatives in which you may wish to participate. The Covenant Team can also provide any information you require in addition to that included on the website.

Email address: covenant-mailbox@mod.uk

Address: Armed Forces Covenant Team, Zone D, 6th Floor, Ministry of Defence, Main Building, Whitehall, London, SW1A 2HB

12.5 Paragraphs 12.1 – 12.4 above are not a condition of working with CCS now or in the future, nor will this issue form any part of the tender evaluation, contract award procedure or any resulting contract. However, CCS very much hopes you will want to provide your support.