User Guide

National Framework for Professional Services in Construction & Premises
Let’s build it better

For the Public Sector, getting construction projects off the ground can be challenging and time consuming.

At Pagabo, we aim to make it quicker, simpler and more effective.

Organisations right across the UK are taking advantage of our unique approach to Public Sector procurement, from NHS Trusts and Education bodies to Local Authorities.

Our Framework for Professional Services in Construction & Premises connects you to a range of quality consultants and construction service professionals to help you plan, develop and deliver your next project. It’s free to access, easy to use and fully compliant with all UK and EU procurement law.

This user guide provides all the information you need to get started, including which consultants are available within each region.
The National Framework for Professional Services in Construction & Premises

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Other frameworks available from Pagabo:
• Dynamic Purchasing System for Small Works
• Framework for Medium Works
• Framework for Major Works
• Framework for Total Car Park Solutions
• Framework for Refit & Refurbishment Solutions
• Wide range of Goods & Services Frameworks

To find out more about any of our frameworks, please give us a call on 01482 975883.
Why choose a Pagabo framework?

We’re a different kind of framework provider. With over 50 years’ experience in public sector procurement, we understand your challenges and work to deliver the most value possible from your projects.

3 reasons we're different:

1. *We deliver:* We won’t let you down when it comes to delivering the number of bids your project needs. We work closely with the consultants to make sure it happens.

2. *No project, no fee:* We don’t believe in engagement fees. We share the risk in the early stages of the process by only charging fees once your project officially starts.

3. *Your contract, your way:* Our frameworks are compatible with any contract type, whether it’s NEC, JCT or your own organisations.

Some other key benefits of using Pagabo:

**Simplicity**
We take the complication out of procurement, so all our frameworks are free to access and easy to use.

**Transparency**
We don’t hide costs. Our fees are fully transparent and charged as an agreed percentage of the overall project.

**Flexibility**
Whether it’s a Direct Award or Further Competition, our frameworks support a range of procurement processes.

**Support**
We provide support and advice throughout your project, from Expression of Interest through to completion.

**Stability**
We monitor the financial stability of our consultants to ensure they continue to be a safe pair of hands for your project.

**Value for Money**
Each of our consultants has met rigorous selection criteria around quality of work and competitive pricing.
Delivering real social value

Driving real, meaningful social value is at the heart of what we do at Pagabo. Through our unique Social Value Calculator, we are able to calculate your social, economic and environmental impact and the financial value, in real monetary terms, of that impact. Pagabo adds value through our frameworks by supporting social value at the feasibility, business case development, planning, procurement, delivery and maintenance stages of your investments.

As of March 2019, our frameworks enabled £1.34 billion in social value.

And, as part of our ongoing account management support, we can provide you with all the information and tools you need to report on the social value impact of your project.

To find out more about our social value approach please visit www.pagabo.co.uk/social-value
End-to-end support throughout the life of your contract

Our job doesn’t stop when you have chosen a framework. We work closely with you throughout the life of the project, providing support and guidance to make sure that you get the most value from your contract.

The assistance we provide:

- Project Feasibility Assessment
- Procurement Advice
- Early Consultant Engagement
- Documentation Preparation
- Tender Process Management
- Tender Evaluation Facilitation
- Consultant On-Boarding
- Establishing Pre-Construction Services Agreement
- KPIs Management & Evaluation
- Consultant Relationship Management
Appointing your supplier

Whether it’s a Direct Award or Further Competition (FC), our frameworks make appointing a supplier easier and more effective.

Throughout the process, we help co-ordinate the appointment on your behalf, liaising with you, the contracting authority and the consultants.

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### DIRECT AWARD (FAITHFUL + GOULD)

- **Quality & Price Checks**
  - We will supply consultant documentation, including tendered day rates and quality score.
- **Proposal**
  - Faithful+Gould will work with you to determine the scope of services required and agree the commission.
- **Framework Terms and Conditions**
  - Development of Order Form and Call Off Contract – to incorporate the scope of service, price and programme.

### FURTHER COMPETITION

- **Expression of Interest (EOI)**
  - An EOI is the recommended route for early engagement with our trusted consultants and will indicate:
    - When your procurement will take place
    - When the services and / or goods are required
    - Estimated project value and scope

- **Further Competition (FC)**
  - A FC can be issued to all prospective consultants within the relevant Lot and Region.
    - We will provide documentation which will include sufficient detail to enable consultants to prepare an accurate tender
    - FC documents will then be prepared and submitted by the relevant consultants
    - Submitted FC documentation will then be assessed and compared against a pre-determined evaluation model

### DIRECT AWARD

- **Consultant Identified**
  - Scope and services to be discussed.
- **Quality and Price Checks**
  - We will supply consultant documentation, including tendered day rate and quality score.
- **Consultant Selected**
  - Scope and services to be agreed.
- **Framework Terms & Conditions**
  - Development of Order Form and Call Off Contract – to incorporate the scope of service, price and programme.

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**Client Access Agreement (CAA)** – Review, sign and return the CAA (available from pagabo.co.uk)

There are two routes to appoint individual services via lots 2-15. In the event of five or more services, this defaults to lot 1.

** LOT 1**

Lot 1 can be used to procure all services within the framework agreement (lots 2-15) as either single or multi-discipline appointments.

**LOT 2-15**

There are two routes to appoint individual services via lots 2-15. In the event of five or more services, this defaults to lot 1.

**CONTRACT AWARDED**
National Framework for Professional Services in Construction & Premises
£Unrestricted

OJEU Reference: 2016 / S 104-186539

**Dependable expertise for every project**

Quickly and easily procure the right consultants and professional services for your next construction or development project, with our National Framework for Professional Services in Construction and Premises.

With no minimum or maximum project value restrictions, the framework provides simple, flexible and transparent access to 52 carefully selected providers, split across 15 different lots and 6 regional areas.

Either appoint a single national provider using Lot 1, or individually through Lots 2-15.

“The National Framework for Professional Services in Construction and Premises provides Pick Everard and our supply partners with a flexible yet robust procurement route for our clients to appoint us to deliver a wide range of consultancy services.”

Alex Hamilton-Jordan, Head of Strategic Partnerships, Pick Everard

“The Pagabo Professional Services Framework has become an industry recognised procurement solution for the Public Sector and continues to go from strength to strength. Faithful+Gould are proud to be associated with such a successful framework and we look forward to continuing to utilise it to support our growing number of Public Sector clients.”

Ian Plant, Framework Director, Faithful+Gould
Framework facts

- **Project Value**: £Unrestricted
- **Term**: Until April 2020
- **Lots**: 15
- **Type**: Further Competition or Direct Award
- **Consultants**: 52 regional and national
- **Contracting Authority**: South Hunsley School & Sixth Form College
Lot & Supplier Breakdown

Lot 1  Complete Construction Professional Services (access to all below Lots, through a single provider - Faithful+Gould)
Lot 2  Civil, Structural and Highways Engineering
Lot 3  Building Services Engineering
Lot 4  Bid Writing Services
Lot 5  QS, Project and Programme Management and Lead Consultant
Lot 6  Sustainability and Environmental Consultancy
Lot 7  Architectural Design
Lot 8  Landscape Architecture
Lot 9  Site Supervisor / Clerk of Works
Lot 10 Building Surveying
Lot 11 Asset & Estate Management
Lot 12 Asbestos Consultancy
Lot 13 Water / Legionella Consultancy
Lot 14 Sport & Leisure
Lot 15 Healthcare

Key
- The North
- The Midlands
- South East
- South West
- Scotland & NI
- Wales
Lot 1  Complete Construction Professional Services

This lot enables you to access the full range of services (everything from Lots 2 to 15) under a single national provider.

Our Lot 1 provider, Faithful & Gould, will work with you to develop the commission brief and then assemble the best team to deliver your project effectively.

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**Full range of services, including:**

- Civil, Structural and Highways Engineering
- Building Services Engineering
- Bid Writing Services
- QS, Project and Programme Management and Lead Consultant
- Sustainability and Environmental Consultancy
- Architectural Design
- Landscape Architecture
- Site Supervisor / Clerk Of Works
- Building Surveying
- Asset / Estate Management
- Asbestos Consultancy
- Water / Legionella Consultancy
- Sports and Leisure
- Healthcare

To find out more about the Professional Services in Construction & Premises Framework, please give us a call on 01482 975883 or visit pagabo.co.uk
Lot 2  Civil, Structural and Highways Engineering

**Full range of services, including:**
- Feasibility studies and option appraisals
- Design and specifications
- Master-planning
- Ground investigations and site assessments
- Planning advice
- Condition assessments and surveys
- Specialist design services

**Projects such as:**
- Highways and roads
- New build and refurbishment works
- Bridges and infrastructure
- Drainage and utilities
- Drainage and infrastructure

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Lot 3  Building Services Engineering

Full range of services, including:
- Feasibility studies and options appraisals
- MSE condition surveys and site assessments
- Mechanical design
- Electrical design
- Fire alarms
- Energy assessments

Projects such as:
- Refurbishment and new build
- Boiler and heating system replacement and upgrades
- Fire alarm installations
- Energy reduction implementation
- Utilities upgrades

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Lot 4  Bid Writing Services

**Full range of services, including:**
- Bid preparation and scoping
- Assessment and response planning
- Workshop facilitation
- Bid response drafting and editing
- Design and document layout

**Projects such as:**
- Condition improvement fund (CIF) applications
- Central government funding applications
- Support for service provision bids
- European grant applications (e.g. ERDF)
- Running of design competitions and e-tendering

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Lot 5  QS, Project and Programme Management and Lead Consultant

Full range of services, including:
- Contract administration
- Employers agent
- Project management
- Cost analysis and budget estimates
- Programme management
- Lifecycle costing

Projects such as:
- Refurbishment of a museum and library
- Construction of new build offices
- Extension of existing educational accommodation
- Planning and construction of new highway link road
- Replacement of existing leisure facility

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Lot 6  Sustainability and Environmental Consultancy

**Full range of services, including:**
- BREEAM
- Sustainability and carbon management advice
- Post occupancy evaluation
- Environmental impact assessments
- Environmental planning
- Noise control consultancy
- Habitat surveys and appraisal

**Projects such as:**
- Refurbishment and redevelopment of existing sites and buildings
- New site developments and construction
- Planning and site appraisals
- Infrastructure and utilities upgrades
- Funding and grant applications for improved environmental and sustainable performance

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Lot 7  Architectural Design

**Full range of services, including:**
- Feasibilities and options appraisals
- Concept design
- Master-planning
- Full design services
- Building Information
- Modelling (BIM) Interior design
- Principal designer
- Health & safety consultancy

**Projects such as:**
- Significant refurbishment and remodelling of existing buildings
- New build developments such as leisure, education, offices or civic buildings
- Interior design and space utilisation
- Master-planning

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Lot 8  Landscape Architecture

**Full range of services, including:**
- Landscape architecture for urban and rural spaces
- Site layouts and ergonomics
- Consultation and planning support
- Preparation of management and maintenance schedules

**Projects such as:**
- Refurbishment and redevelopment of existing sites and buildings
- Improving public access to external habitats
- New site developments and construction
- Planning and site appraisals
- Re-landscaping of external areas e.g. courtyards, external learning areas, etc.

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Lot 9  Site Supervisor / Clerk of Works

**Full range of services, including:**
- Site inspections prior to construction works commencing
- Study of drawings and specifications
- Monitoring of setting out
- Inspection of materials
- Inspection of building works during construction
- Monitoring of witnessing and testing

**Projects such as:**
- Refurbishment of existing buildings
- Extension to existing buildings and structures
- Construction of new buildings and infrastructure projects

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Lot 10  Building Surveying

**Full range of services, including:**
- Feasibility studies and options appraisals
- Condition surveys and planned maintenance programmes
- Design and specification of new build and refurbishment works
- Acquisition surveys
- Dilapidation surveys
- Legal compliance
- Employers agent
- Contract administration

**Projects such as:**
- Refurbishment of existing premises
- Surveys for property acquisition and disposal programmes
- Design and management of new build properties and extensions
- Condition surveys and development of planned maintenance programme
- Legal compliance surveys and advice
- Surveys and advice in relation to the party wall

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Lot 11  Asset & Estate Management

**Full range of services, including:**
- Strategic property advice
- Property valuations, rent reviews and ratings
- Acquisition and disposals
- Dilapidations
- Landlord and tenant
- Lease agreements and renewals

**Projects such as:**
- Advice for the acquisition and disposal of property assets
- Rent reviews and negotiations
- Preparations of business cases
- Provide complete rating service

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Lot 12  Asbestos Consultancy

Full range of services, including:
- Surveys and sampling
- Management consultancy service for asbestos management and abatement
- Air monitoring and analytical services
- Auditing of asbestos removal works
- Asbestos training programmes

Projects such as:
- Training of staff in asbestos awareness
- Preparation of scope of works for asbestos abatement works
- Undertaking asbestos surveys and preparation of associated reports
- Advice regarding the management of asbestos containing materials
- Reviewing and commenting on construction works / projects in relation to asbestos clearance / management

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Lot 13  Water / Legionella Consultancy

Full range of services, including:
- Water testing
- Legionella testing and management
- Swimming pool water testing
- Chemical testing and appraisal
- Risk assessments and reviews

Projects such as:
- Assessment of risks and provision of mitigation reports and procedures
- Validation of effectiveness of controls and barriers
- Ongoing water testing, review and maintenance of records

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Lot 14  Sport & Leisure

Full range of services, including:
- Strategic reviews and area analysis
- Specialist surveys and condition appraisals
- Concept development and master planning
- Specialist architectural design services

Projects such as:
- Strategic review of existing area leisure provision and advice on future requirements
- Provision of specialist design services in relation to leisure schemes
- Planning advice and support

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Lot 15  Healthcare

**Full range of services, including:**
- Strategic reviews and area analysis
- Specialist surveys and condition appraisals
- Concept development and master planning
- Specialist architectural design services

**Projects such as:**
- Strategic review of existing area healthcare provision and advice on future requirements
- Provision of specialist design services in relation to healthcare schemes
- Planning advice and support

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