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Tender

Contruction Framework 25

Department for Education

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

Project_9794

Description

1. Background: Department for Education is seeking to establish a new Construction Framework, the existing Construction Framework (CF21) is set to expire in November 2025.
2. Scope: The Department is establishing a closed framework for the construction of new and refurbished schools, and other educational buildings (including colleges and university buildings), together with community facilities and/or public buildings which are ancillary to such education facilities or form part of the development on the same site in England.
3. Framework Term: initial six-year term with the option to extend for up to an additional

two further years (one year plus one year), starting from the date the Framework Agreements are signed.

4. The associated tender documents (Invitation to Tender volumes) contain a full description of the works requirements including Employer's Requirements (specification), Contract Documents and Pricing Documents.

Commercial tool

Establishes a framework

Total value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 January 2026 to 15 January 2032
- Possible extension to 15 January 2034
- 8 years

Description of possible extension:

Option to extend on a one year plus one year basis (up to a further two years in total)

Main procurement category

Works

CPV classifications

- 44115000 - Building fittings
- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 71200000 - Architectural and related services
- 71300000 - Engineering services

Lot constraints

Description of how multiple lots may be awarded:

Stage 1 PSQ:

1. To pre-qualify for multiple Lots, Potential Suppliers must pass all the criteria for the Value Band(s) they are wishing to secure a place on.
2. Where Potential Suppliers successfully meet the criteria of the Value Bands(s), they may tender for any or all Lots within the stated Value Band at Stage 2.

Stage 2 ITT:

3. Where Potential Suppliers intend to bid for a place on 'Overlapping Lots' (Lots situated in adjacent Value Bands located in the same region) they must provide a clear indication of their Lot preferencing (1st and 2nd) wherever such an overlap occurs
4. All submitted bids will be evaluated in every Lot to generate a ranking for all compliant bids. The rankings will be used to determine the highest scoring eligible Potential Suppliers.
5. If a Potential Supplier is successful in their 1st preference Lot(s), they will be deemed ineligible for award to their 2nd preference Lot except where number 8 (below) applies.
6. If a Potential Supplier is unsuccessful in their first preference Lot then the 2nd preference (defined as an Overlapping Lot) will be treated as a 1st preference for the purposes of allocation prior to any Potential Suppliers being considered in line with number 8.

7. The above will continue until all Lot places are awarded to eligible Potential Suppliers and all Lot available places are filled.

8. Following the process above, if places remain unfilled within a Lot due to low volume of successful allocations or because of the Overlapping Lot rule (described above) the Department will dis-apply the Overlapping Lot rule and then seek to fill the vacancies on a Lot(s). This will be done by identifying the highest scoring 2nd preference bids for the Lot(s) in question (as per the original evaluation approach described in number 2 above) to fill the vacancies on the applicable Lot(s) until the places on Lots are filled (unless there are more vacancies than there are eligible 2nd preference Lot bids).

9. Where following the PSQ stage, a Potential Supplier is shortlisted in respect of one Value Band only, the Lot(s) they submit a Tender for in that Value Band will be deemed to be their 1st preference.

Full information is contained within the associated tender documents.

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1 North (High Value Band)

Description

1. Scheme Value Threshold: £12million +
2. Scheme GIFA: > 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation

5. Number of places available: 10

6. Regions Covered: North East, North West, Yorkshire and the Humber, East Midlands and West Midlands

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Lot 2 South (High Value Band)

Description

1. Scheme Value Threshold: £12million +
2. Scheme GIFA: > 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation
5. Number of places available: 10
6. Regions covered: East of England, London, South East and South West

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 3. Lot 3 North East (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Region covered: North East

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKC - North East (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Lot 4 Yorkshire and The Humber (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Regions covered: Yorkshire and the Humber

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Lot 5 East Midlands (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Region covered: East Midlands

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKF - East Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Lot 6 East of England (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Region covered: East of England

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT

- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKH - East of England

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. Lot 7 London (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Region covered: London

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKI - London

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 8. Lot 8 South East (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.
7. Region covered: South East

*Please note that £15.4billion is the total value of the framework rather than the estimated

value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKJ - South East (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 9. Lot 9 South West (Low Value Band)

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings
4. Lot value thresholds are subject to annual indexation (£12million threshold only)
5. Number of places available: 7
6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as

set out in the associated tender documents.

7. Region covered: South West

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKK - South West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 10. Lot 10 North West and West Midlands

Description

1. Scheme Value Threshold: £4.4million - £12million
2. Scheme GIFA: < 2,500m²
3. Scope: Design and Build of educational buildings

4. Lot value thresholds are subject to annual indexation (£12million threshold only)

5. Number of places available: 7

6. The Scheme Value Threshold of the Low Value Band is extendable up to £15million as set out in the associated tender documents.

7. Regions covered: North West and West Midlands

*Please note that £15.4billion is the total value of the framework rather than the estimated value for this Lot.

Lot value (estimated)

- £15,400,000,000 excluding VAT
- £18,480,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKD - North West (England)
- UKG - West Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Justification for framework term over 4 years

The Department considers that the complex nature of the design and build construction works to be delivered under this framework necessitates a longer-term approach. A framework of extended duration is essential to:

1. Enhance Supplier Capability and Innovation -encourages continuous improvement, innovation, and the development of expertise required to meet the Department's complex needs.
2. Enable Supplier Investment - longer-term, predictable pipeline of work supports investment in skills, technology, and infrastructure, ensuring better value and performance.
3. Support the Construction Lifecycle - alignment of framework duration with the construction project lifecycle promotes performance-based improvements and ensures consistency in delivery.

Framework operation description

1. Price: Framework Members must price each Scheme in accordance with the Pricing Rules
2. Selection Process: Mini-Competition or Direct Allocation in accordance with the Framework Agreement
3. Where mini-competition is used for the awarding of Scheme contracts, details of the competitive selection process to be used is contained within Schedule 4 of the Framework Agreement (Volume 6) of the associated tender documents.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

- The Department/ Secretary of State for Education
- All government departments, their agencies, arm's length bodies and non-departmental bodies
- Local authorities in England
- Primary, secondary and special educational needs (SEN) schools of any legal form
- Diocesan and other faith authorities in England
- University Technical Colleges, Institutes of Technology and City Technology Colleges in England
- Studio Schools in England
- Further Education Colleges in England
- All education establishments in England on the Get Information about Schools (GIAS) register
- Universities and other institutions providing higher education
- Procurers of other wider educational and community facilities
- LocatED Property Limited (company number 10385637)
- Any legal person owned or controlled by the bodies above (whether directly or through any intermediate body).

Further information describing contracting authorities with framework access can be found in the associated tender documents.

Contracting authority location restrictions

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 North (High Value Band)

Lot 1:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 2. Lot 2 South (High Value Band)

Lot 2:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers

must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 3. Lot 3 North East (Low Value Band)

Lot 3:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 4. Lot 4 Yorkshire and The Humber (Low Value Band)

Lot 4:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 5. Lot 5 East Midlands (Low Value Band)

Lot 5:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 6. Lot 6 East of England (Low Value Band)

Lot 6:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 7. Lot 7 London (Low Value Band)

Lot 7:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 8. Lot 8 South East (Low Value Band)

Lot 8:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 9. Lot 9 South West (Low Value Band)

Lot 9:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 10. Lot 10 North West and West Midlands

Lot 10:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Technical ability conditions of participation

Lot 1. Lot 1 North (High Value Band)

Lot 1:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 2. Lot 2 South (High Value Band)

Lot 2:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 3. Lot 3 North East (Low Value Band)

Lot 3:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 4. Lot 4 Yorkshire and The Humber (Low Value Band)

Lot 4:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 5. Lot 5 East Midlands (Low Value Band)

Lot 5:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 6. Lot 6 East of England (Low Value Band)

Lot 6:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 7. Lot 7 London (Low Value Band)

Lot 7:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 8. Lot 8 South East (Low Value Band)

Lot 8:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 9. Lot 9 South West (Low Value Band)

Lot 9:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Lot 10. Lot 10 North West and West Midlands

Lot 10:

Conditions of Participation apply at Stage 1 of the procurement (PSQ). Potential suppliers must meet those Conditions of Participation as set out in the associated tender documents to proceed to Stage 2 (ITT).

Particular suitability

Lot 3. Lot 3 North East (Low Value Band)

Lot 4. Lot 4 Yorkshire and The Humber (Low Value Band)

Lot 5. Lot 5 East Midlands (Low Value Band)

Lot 6. Lot 6 East of England (Low Value Band)

Lot 7. Lot 7 London (Low Value Band)

Lot 8. Lot 8 South East (Low Value Band)

Lot 9. Lot 9 South West (Low Value Band)

Lot 10. Lot 10 North West and West Midlands

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

23 April 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

7 May 2025, 12:00pm

Submission address and any special instructions

Tenders must be submitted electronically via Jaggaer. Potential Suppliers do this by making declarations, answering questions and uploading documents within Jaggaer. Tenders will not be opened until after the Tender Submission Deadline.

<https://app02.jaggaer.com/apps/Router/SupplierLogin>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 December 2025

Award criteria

| Name | Description | Type | Weighting |
|---------------------------------------|--|---------|-----------|
| Framework Delivery and Approach | Quality Submission for ITT Stage | Quality | 20% |
| Design and Construction Quality | Quality Submission for ITT Stage | Quality | 20% |
| Price | Framework price submission for ITT Stage | Price | 20% |
| Delivery Quality | Quality Submission for ITT Stage | Quality | 10% |
| Social Value | Quality Submission for ITT Stage | Quality | 10% |
| Pricing Quality | Pricing evaluation questions. | Price | 10% |
| Continuous Improvement and Innovation | Quality Submission for ITT Stage | Quality | 5% |
| Information Management | Quality Submission for ITT Stage | Quality | 5% |

Other information

Description of risks to contract performance

1. Framework Agreement:

- higher than anticipated increases in BCIS or equivalent indexes for construction pricing

2. Scheme Contracts (only applicable where listed by the Department in the Scheme-specific Award Process):

- Planning consents - refusal of planning or inclusion of conditions which are both unforeseeable and onerous
- Refusal of other statutory consents required for scheme delivery or inclusion of conditions which are both unforeseeable and onerous - including Sport England, Highways Authority, Mining Remediation Authority, utility diversions, local flood risk management authorities
- Ground conditions - including weak ground, dark ground, contamination, Archaeological findings etc. where full surveys cannot be carried out prior to Scheme Contract award
- Additional asbestos identified by the refurbishment and demolition survey post Scheme Contract award
- Relevant Matters listed in the Scheme ITT issued building contract
- Environmental risks including ecology and biodiversity not anticipated at Scheme ITT stage
- Other risks identified as provisional items in the Scheme ITT

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The tendering process is made up of the following two stages:

1. Stage 1 - Procurement Specific Questionnaire (PSQ)

- Potential Suppliers requesting to participate will be invited to complete Stage 1 of the procedure, the Procurement Specific Questionnaire.
- Potential Suppliers must make a complete PSQ submission via Jaggaer by the PSQ submission deadline, 7th May 2025.
- All PSQ submissions satisfying the PSQ assessment criteria will progress to Stage 2 of the procedure.

2. Stage 2 - Invitation to Tender (ITT).

- All Potential Suppliers satisfying the PSQ assessment criteria will be invited to submit a tender a tender via Jaggaer by the ITT submission deadline.

The Department reserves the right to refine the award criteria in accordance with Section 24 of the Procurement Act 2023.

Potential Suppliers should note that the Headline Criteria will remain unchanged. Refinements may include adjustments to sub-criteria, questions, and associated assessment methodologies. The Department will consider the requirements of Section 24 at the appropriate time before implementing any refinements.

Full information is contained within the associated tender documents.

Documents

Documents to be provided after the tender notice

Stage 1 PSQ: All documents will be issued via Jaggaer. Any updated documents will be reissued via Jaggaer.

Stage 2 ITT: Further documents will be provided prior to the ITT stage and will be issued via Jaggaer. Any updated documents will be reissued via Jaggaer.

Volume 1: Invitation to Tender Documents (ITT)

Volume 1a: Procurement Specific Questionnaire (PSQ) (Guidance) and PSQ Submission Template

Volume 1b: Supplier Security Assessment Questionnaire (SSAQ)

Volume 1c: Response Document (Declarations & Form of Tender)

Volume 1d: Lot Preference Form

Volume 2: CF25 Volume 2 Background Information

Volume 3: Quality Evaluation Questions

Volume 4: Framework Pricing Documents

Volume 5: Employer's Requirements

Volume 6: Framework Agreement

Volume 7: Scheme Contracts

Volume 8: Framework Handbook 2025

Contracting authority

Department for Education

- Public Procurement Organisation Number: PDZG-3487-DPVD

Sanctuary Buildings, Great Smith Street

London

SW1P 3BT

United Kingdom

Email: CF.2025@education.gov.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

ARCADIS (UK) LIMITED

Summary of their role in this procurement: Supporting the Department in the production of CF25 tender documentation. Supporting the evaluation stages of the competitive flexible procedure

- Companies House: 01093549
- Public Procurement Organisation Number: PJWJ-2644-VBHW

80 Fenchurch Street

London

EC3M 4BY

United Kingdom

Email: ArcadisCF25@arcadis.com

Region: UKI31 - Camden and City of London

Contact organisation

Contact [Department for Education](#) for any enquiries.