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Tender

Constructing West Midlands 3 - Construction Framework

ACIVICO (DESIGN, CONSTRUCTION AND FACILITIES MANAGEMENT) LIMITED

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

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Scope

Reference

CRB078

Description

CWM3 is a publicly owned and managed framework, intended to deliver general construction and building services work. The main areas of activity will comprise of individual construction projects or programmes, including new build, extensions, remodelling, retrofit, refurbishment, renovation and repair work, mechanical and electrical services and infrastructure works, and may also include design and other services as required to develop and construct the works.

Contractor Partners selected to join the framework will be expected to demonstrate a strong collaborative working ethos - engaging openly and closely with the CWM Framework Management Team, client organisations, consultants, and other Contractor partners - and to provide clear support throughout the pre construction period. Their performance will be monitored against a comprehensive set of performance indicators.

The framework will consist of 3 Lots as follows:

Lot 1: Minor Works (works generally £250,000 to £5,000,000) with 8 Contractor Partners.

Lot 2: Medium Works (works generally £2,000,000 to £15,000,000) with 6 Contractor Partners.

Lot 3: Major Works (works generally over £10,000,000) with 6 Contractor Partners.

Tenders may be submitted for a single Lot only. This restriction also applies to groups of companies. CWM will only allow a single bid from an organisation and its group companies for one Lot. The ITT does allow a Tenderer to submit as a consortium with its group companies and the Framework makes provision for these Affiliate companies to enter into Call-Off Contracts directly with authorities.

While Contractor Partners will generally be allocated works within the typical value range for their Lot, there are circumstances where exceptions may apply. These exceptions allow Contractor Partners from higher or lower Lots to undertake works outside their usual value range where this approach delivers clear benefits such as cost efficiency, specialist expertise, or operational advantages. Further details around this are set out in the Operations Manual.

CWM endeavours to adopt industry best practice principles wherever possible including the Construction Playbook: Government Guidance on Sourcing and Contracting Public Works Projects and Programmes and promotes the New Models of Construction Procurement, in particular use of two stage open book.

The Framework sets out a number of Permitted Forms of Call-Off Contract which are available for authorities to use. Full details are set out in Schedule 2 to the Framework, but these allow the flexibility for authorities to use the Model Form of Call-Off Contracts (incorporating its standard amendments) or utilise any of the NEC or JCT forms with their own amendments. In addition, there is scope to use alternative contract forms where an alternative approached is preferred such as an alliance arrangement.

Please note that an award of a Call-Off is for the entirety of the Project covered by an authority within its Call-Off process as detailed within the Operations Manual. Authorities may enter into contracts following the expiry of the Framework if such contract is caught by the spoke of a Call-Off Process awarded and entered into prior to the expiry of the Framework (e.g. PCSA is entered into with a notice to proceed to a Works Contract).

CWM is committed to complying with all mandatory requirements set out in the National Association of Construction Frameworks (NACF) Regional Framework Accreditation Attributes, ensuring its continued membership of the NACF.

In addition, CWM will strive to fulfil the NACF's core objectives by:

- sharing best practice with fellow members, framework users and the wider public sector;
- providing guidance and support to public sector organisations where requested;
- promoting social value through procurement and construction framework activity;
- strengthening links between local and central government on construction related matters.

Commercial tool

Establishes a framework

Total value (estimated)

- £3,000,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2026 to 31 August 2030
- Possible extension to 31 August 2032
- 6 years

Description of possible extension:

The duration of the framework will be an initial 48 months from the award of the agreements with the option to extend for a further period of up to 24 months.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Not the same for all lots

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

Lot 1. Minor Works

Description

8 Contractor Partners in CWM3 Lot 1 will deliver works that may include projects in the following sectors but not limited to: education including schools, colleges and universities, housing (including low, medium and high-rise), health and social care, sports, leisure and recreation, museums, art galleries, libraries, police, fire and ambulance facilities, transport, infrastructure and public realm, recycling and waste centres, industrial, office,

administrative and commercial buildings, with a contract value generally between £250,000, and £5,000,000. Works carried out in this Lot will generally be lower value works, of a less complex nature: and typically standard design, structure, building services and construction methods. Works will be carried out across the full range of organisations that can access the framework, with a Greater West Midlands focus, and may be delivered outside the Greater West Midlands region where the client's registered address is located within the Greater West Midlands region.

Lot value (estimated)

- £700,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKG1 - Herefordshire, Worcestershire and Warwickshire
- UKG2 - Shropshire and Staffordshire
- UKG3 - West Midlands

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. Medium Works

Description

6 Contractor Partners in CWM3 Lot 2 will deliver works that may include projects in the following sectors but not limited to: education including schools, colleges and universities, housing (including low, medium and high-rise), health and social care, sports, leisure and

recreation, museums, art galleries, libraries, police, fire and ambulance facilities, transport, infrastructure and public realm, recycling and waste centres, industrial, office, administrative and commercial buildings with a contract value generally between £2,000,000, and £15,000,000. Works carried out in this Lot will be higher value works, generally of a moderately complex nature, and may include non-standard design, complex structural, building services, and/or construction methods. Works will be carried out across the full range of organisations that can access the framework, with a Greater West Midlands focus, and may be delivered outside the Greater West Midlands region where the client's registered address is located within the Greater West Midlands region.

Lot value (estimated)

- £1,000,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKG1 - Herefordshire, Worcestershire and Warwickshire
- UKG2 - Shropshire and Staffordshire
- UKG3 - West Midlands

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. Major Works

Description

6 Contractor Partners in CWM3 Lot 3 will deliver works that may include projects in the

following sectors but not limited to: education including schools, colleges and universities, housing (including low, medium and high-rise), health and social care, sports, leisure and recreation, museums, art galleries, libraries, police, fire and ambulance facilities, transport, infrastructure and public realm, recycling and waste centres, industrial, office, administrative and commercial buildings generally from GBP 10 000 000 with no upper threshold. Works carried out in this Lot will be high value/major works, generally of a complex nature and may include advance structural, building services and construction methods requiring a fully integrated design and delivery approach. Works will be carried out across the full range of organisations that can access the framework, with a Greater West Midlands focus, and may be delivered outside the Greater West Midlands region where the client's registered address is located within the Greater West Midlands region. Lot 3 may also be accessed for major or complex specialist works outside the Greater West Midlands region.

Lot value (estimated)

- £1,300,000,000 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)
- 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.

Framework

Maximum number of suppliers

20

Maximum percentage fee charged to suppliers

0.45%

Justification for framework term over 4 years

Contractor Partners may be required to support Clients with the delivery of major long term programmes of work and thereby incur significant set-up costs for work across numerous sub-regional areas. The investment by Contractor Partners and the supply chain, and the efficiencies and benefits of such initiatives for Clients and end-users may only be realised over the longer term.

Framework operation description

The framework operation is set out in the procurement documents, most particularly the Operations Manual.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Local Authorities, Combined Authorities, wholly owned companies;

Government Departments and Agencies;

Educational, training and learning establishments: pre-school and early years, primary, secondary, tertiary, further, higher, adult, vocational, special educational needs, and universities;

NHS and other healthcare authorities;

Registered social housing providers;

Social Care Providers;

Blue Light services;

Third sector organisations;

All enterprises qualifying as Contracting Authorities for the purposes of Procurement Act 2023;

Non-public body organisations where compliance with conditions associated with the use of public funds is required;

A more detailed list of eligible Contracting Authorities can be found in the Specification and Operations Manual .

Participation

Legal and financial capacity conditions of participation

Lot 1. Minor Works

Lot 2. Medium Works

Lot 3. Major Works

Legal and financial capacity conditions of participation are set out in detail in Annex B of the procurement documents.

Technical ability conditions of participation

Lot 1. Minor Works

Lot 2. Medium Works

Technical ability conditions of participation are set out in detail in Annex B of the procurement documents.

Lot 3. Major Works

Technical ability conditions of participation are set out in detail in Annex B of the procurement documents.

Particular suitability

Lot 1. Minor Works

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

5 May 2026, 12:00pm

Submission address and any special instructions

The procurement documents are available for unrestricted and full direct access, free of charge, at the Acivico InTend portal:

<https://in-tendhost.co.uk/acivico.aspx/Home>

Tenderers must register on the portal, where they will be able to access the procurement documentation. Further instructions regarding submission of tenders is provided in the procurement documents.

Tenders must be submitted to the above-mentioned address.

If you are interested in bidding for this tender, please be aware that you will need to have registered on the central digital platform before you will be able to bid. This will require you to complete some information and then you will be provided with a unique identifier. For more information on how to register, please follow the below link:

<https://www.gov.uk/government/publications/procurement-act-2023-short-guides/suppliers-how-to-register-your-organisation-and-first-administrator-on-find-a-tender-in-three-easy-steps-html>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 August 2026

Recurring procurement

Publication date of next tender notice (estimated): 2 February 2032

Award criteria

Name	Description	Type	Weighting
Technical criteria	The technical criteria and submission requirements are set out in full in Annex E of the procurement documents.	Quality	55%
Commercial element	The commercial criteria and pricing schedules are set out in Annexes E and F of the procurement documents.	Cost	35%
Social Value	The Social Value criteria and submission requirements are set out in Annex E of the procurement documents.	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

ACIVICO (DESIGN, CONSTRUCTION AND FACILITIES MANAGEMENT) LIMITED

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- Public Procurement Organisation Number: PZZR-2714-VJLN

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United Kingdom

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Website: <http://www.acivicogroup.co.uk>

Region: UKG31 - Birmingham

Organisation type: Public authority - sub-central government