

Background

The YORbuild2 Frameworks commenced in February 2016, following a procurement process spanning 18 months and involving 30 officers from the 5 YORhub partnering authorities. This case study summarises the 3 main consultation methods that took place with potential contractors and clients prior to commencement of the procurement process.

1) Shaping Events

The consultation process began with shaping events for potential clients and contractors held at Leeds Town Hall on the 3rd July 2014, during which 120 contractor and 80 client delegates were invited to comment on the proposed lotting structure, forms of contract, call off methods, areas of coverage and key aspects of the proposed framework. The sessions also took soundings on social and added value elements to be included plus the extent of framework support services required. Clikapad voting technology and breakout groups were used to ensure maximum participation from delegates. These events were publicised in advance on YORtender (an e-tendering portal), the YORhub website and were posted on Twitter, to ensure maximum attendance.



The events were also publicised in a number of other ways including at a meet the buyer event in Sheffield and at a YORprocure meeting, attended by lead procurement officers of the 22 local authorities in the Yorkshire & Humber area.

Feedback

The client group thought that the most important aspects of the shaping event were:

- being able to contribute to shape of YORbuild2
- the importance of BIM being recognised
- exchange of best practice
- ability to contribute during workshop sessions

and the most enjoyable aspects of the event were:



- networking and open discussions
- meeting colleagues from other local authorities
- the electronic voting!

The contractor group thought that the most important aspects of the event were:

- understanding the principles of YORbuild2 and having the opportunity to shape the future framework
- group discussions

2) Collaboration with the NFB

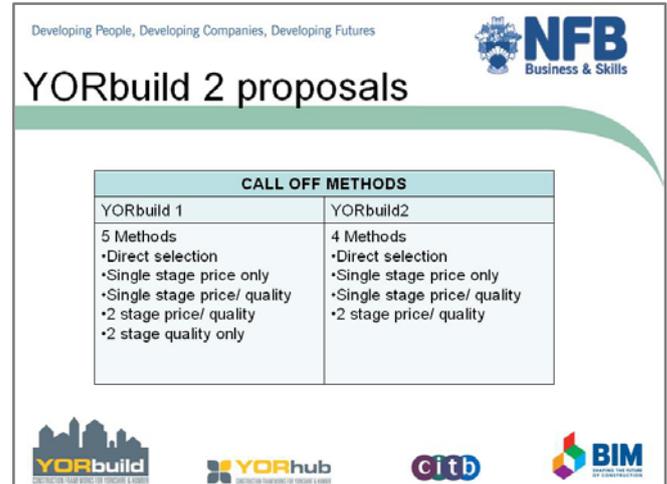
In order to harness further industry feedback on the structure and content of the proposed framework and to raise awareness the new framework the YORbuild2 team delivered a series of regional briefing events in conjunction with the National Federation of Builders (NFB) in Leeds, Barnsley, York and Hull.

The NFB also consulted their members over the key aspects of the framework. This was particularly helpful in ensuring that the bidding requirements were appropriate for all sizes of potential applicants.

3) Questionnaires

The third key method of consultation was the use of a questionnaire which was completed electronically and during 1 to 1 interviews with existing YORbuild clients. Separate questionnaires were produced for potential clients and contractors.

The consultation processes were also a great way of explaining to potential tenderers some of the additional requirements that contractors had to fulfil on the current YORbuild framework agreement such as employment & skills outputs. Whilst it was not guaranteed that those additional requirements would be undertaken in exactly the same way on the new framework the principles were expected to be similar. A contractor briefing note was also published on the yorhub.com website for the benefit of those who were not on the previous framework to ensure a level playing field when the procurement commenced.



Developing People, Developing Companies, Developing Futures

NFB
Business & Skills

YORbuild 2 proposals

CALL OFF METHODS	
YORbuild 1	YORbuild2
5 Methods •Direct selection •Single stage price only •Single stage price/ quality •2 stage price/ quality •2 stage quality only	4 Methods •Direct selection •Single stage price only •Single stage price/ quality •2 stage price/ quality

Logos: YORbuild, YORhub, citb, BIM

Results/ Findings

The results of the 3 methods of consultation were summarised in a report published on the YORhub.com website. The consultation process resulted in a number of enhancements to the frameworks including agreement to the use of a different lotting structure, the addition of JCT forms of contract and the inclusion of BIM. It was also agreed that PAS91 would be used during the PQQ stage to make the process as straightforward and efficient as possible.

Steve Baker, Joint Chair of Operations for YORhub North and East region, and Group Manager Construction Management Services at East Riding of Yorkshire Council commented: “The consultation process was a great opportunity for YORhub and the YORbuild framework management team to learn from clients and contractors. We listened to clients’ and contractors’ experiences of the current framework in conjunction with views from new contractors to design a replacement framework that works for everyone involved. This approach should not only maximize efficiency savings and deliver high quality construction projects to time and budget, but also continue to deliver employment opportunities and regeneration achieved through the first YORbuild framework to make a real difference to people in the communities of its public sector users across Yorkshire and Humber.”



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The Form of Contract

1	In order to promote collaborative working, the current framework only operates on the NEC3 suite of contracts, would you be content to use a framework if this were the only option?	Yes No
2	If No, what alternatives would you prefer ?	
Comments:		

Call Off Quality Criteria