

Showcasing Excellence

Education Framework 1, developed to construct educational building projects

Manchester, one of the UK's largest cities, is a thriving ever-changing metropolis with a capital construction spend standing at £250m per year. Until recently all the Council's construction spend in the education sector went through the traditional tendering process, often based solely on lowest cost.

As with many other Councils across the UK, Manchester has come under pressure from central Government to meet efficiency targets. In 2003 the Council needed to deliver

large programmes of education related projects and in line with the overall efficiency drive, began to look at the benefits of the partnering approach to procurement. The benefits of such a way of working were obvious and in December 2003 Education Framework 1 was established to include three contractors Willmott Dixon, AMEC and Bramall Construction Ltd. The Framework was developed to deliver proposed educational build programmes from £0.5m - £5m, which would result in approximately £36m / 15 projects in the first three years.



"Education Framework 1 was created by Manchester City Council in response to the Government's Modernisation Agenda for Rethinking Construction which aimed to cut out construction industry inefficiencies and improve delivery against time and cost targets. The framework is fundamentally based on mutual benefits, driving best value not lowest price, and achieving added value from long term partnered relationships."

John Finlay, Procurement Manager, Corporate Services, Manchester City Council

Objectives:

- Regeneration / sustainable communities
- Improve levels of educational attainment
- Achieve savings on tendering and procurement costs that can then be filtered into the project
- Deliver educational projects across the city to time and to budget
- Best value in project delivery
- Minimise project delays
- Make efficient use of construction spend

"You cannot under estimate the benefits of this collaboration for us, the client, and also for the contractors involved. Success is hinged on an honest and open approach in both sharing best practice and agreeing common goals and objectives."

John Finlay, Procurement Manager, Corporate Services, Manchester City Council

Real benefits achieved:

- Costs normally incurred in processing documentation through a traditional tendering route are reduced by working closely with the partners through the pre start on site
Benefit: Cost savings at this stage have been as high as 1% - 2% of overall project value. Per £1million of capital works this equates to a saving of £10K-£20K
- Partners work together to develop an achievable project cost model. This process ensures the protracted tendering process is no longer necessary and the project can begin earlier
Benefit: Time savings of up to 15% have been secured on projects through this method of working
- Collaborative team working is a very positive formulae in ensuring that delays are now the exception rather than the rule. Discussing issues and agreeing actions in an open book environment ensures greater certainty of outcome
Benefit: To date all of the four jobs completed under Education Framework 1 have been completed on time and within budget

**Education Framework 1 project snapshots:****Alma Park C.P. School**

The project: New classroom extension and internal alterations

Outcome: Delivered on time and to budget thanks to the partnership ethos of Education Framework 1. Issues on site were quickly solved which ensured that delays and extra costs were avoided

Chorlton Park C.P. School

The project: New nursery, toilets, entrance area and refurbishment work to the existing building

Outcome: The scheme was extended to include additional items requested and funded by the client. The project was still completed two-weeks ahead of the original completion date, despite these extras, with all costs contained within the adjusted target

Next steps:

"To date the results achieved on projects delivered under Framework 1 are showing savings in terms of time and cost. To maintain the momentum of these gains there must be a continuation of the positive attitude amongst all the partners in sharing their knowledge and experiences and continuing to build on the trusting relationship now in place. Further benefits can then be passed on to the client and end user"

Mark Pheasey, Operations Manager, Willmott Dixon

How does your project measure up?

To share your success please contact:

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