



National Construction framework
Process Map

Collaboration
Local growth
Speed Performance management
Risk management
Early contractor engagement

Inception RIBA Stage 0

Gateway 1
Access Agreement signed

G1

Feasibility RIBA Stage 1

Preconstruction RIBA Stages 2, 3 & 4

Gateway 2
Confirm project brief
and preconstruction
appointment

G2

Gateway 4
Sign Construction
Delivery Agreement

G4

Gateway 3
Submit Gateway 3 report

G3

Construction RIBA Stage 5

Gateway 5
Issue Completion Certificate

G5

Post Construction RIBA Stage 6 & 7

Gateway 6
Issue Defects Certificate

G6

Finish



The National Construction framework offers unrivalled capacity, capability and certainty to any public body across the United Kingdom.

Five distinct frameworks are available to ensure that any type of project or programme can be delivered with efficiency and social value embedded.

The National Construction Process Map is your guide to the successful delivery of a project.

Aligned with the RIBA Plan of Work 2013, the Process Map introduces the collaborative requirements of a delivery programme, key project gateways, as well as client and contractor responsibilities.

This process ensures that optimum value for money and exceptional outcomes are realised for your project or programme.

	Major Works England & Northern Ireland	£2m – £20m	
	Major Works Wales	£2m – £20m	
	Major Works Scotland	£2m – £20m	
	Major Works UK	£10m – £50m	
	Principal Works	£50m+	

How to use the Process Map

- + Many activities are recommended to be 'jointly-led', with both client and contractor actively involved. You may agree that certain activities can be led by either the client or contractor.
- + Not all activities will apply to every project. Equally, activities will not necessarily be linear and occur in isolation. For example, certain meetings and workshops may be combined or occur in a different sequence.
- + It is important to note that progression to the next gateway should only take place once a gateway task has been completed. For example, preconstruction activities should not commence until the relevant documents have been executed.

Inception

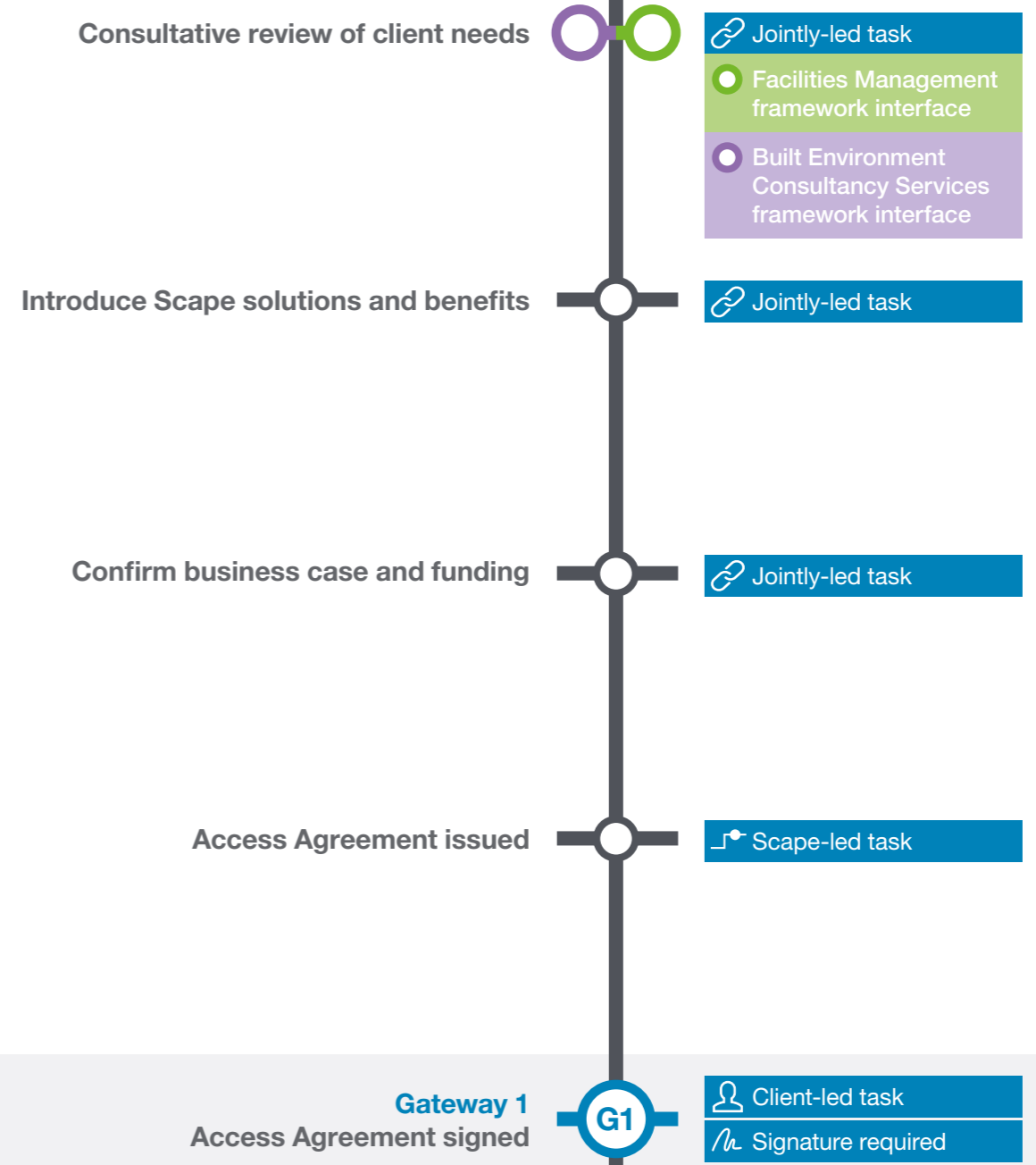
Benefits

- + First stage of a two stage procurement process has already been undertaken, saving time and money
- + Signing an Access Agreement is free from both cost and any commitment to proceed to use Scape's frameworks
- + Early engagement provides expertise to support clients in unlocking wider opportunities

St Matthews C of E Primary School, Plymouth



Inception

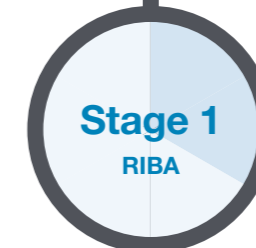


Feasibility

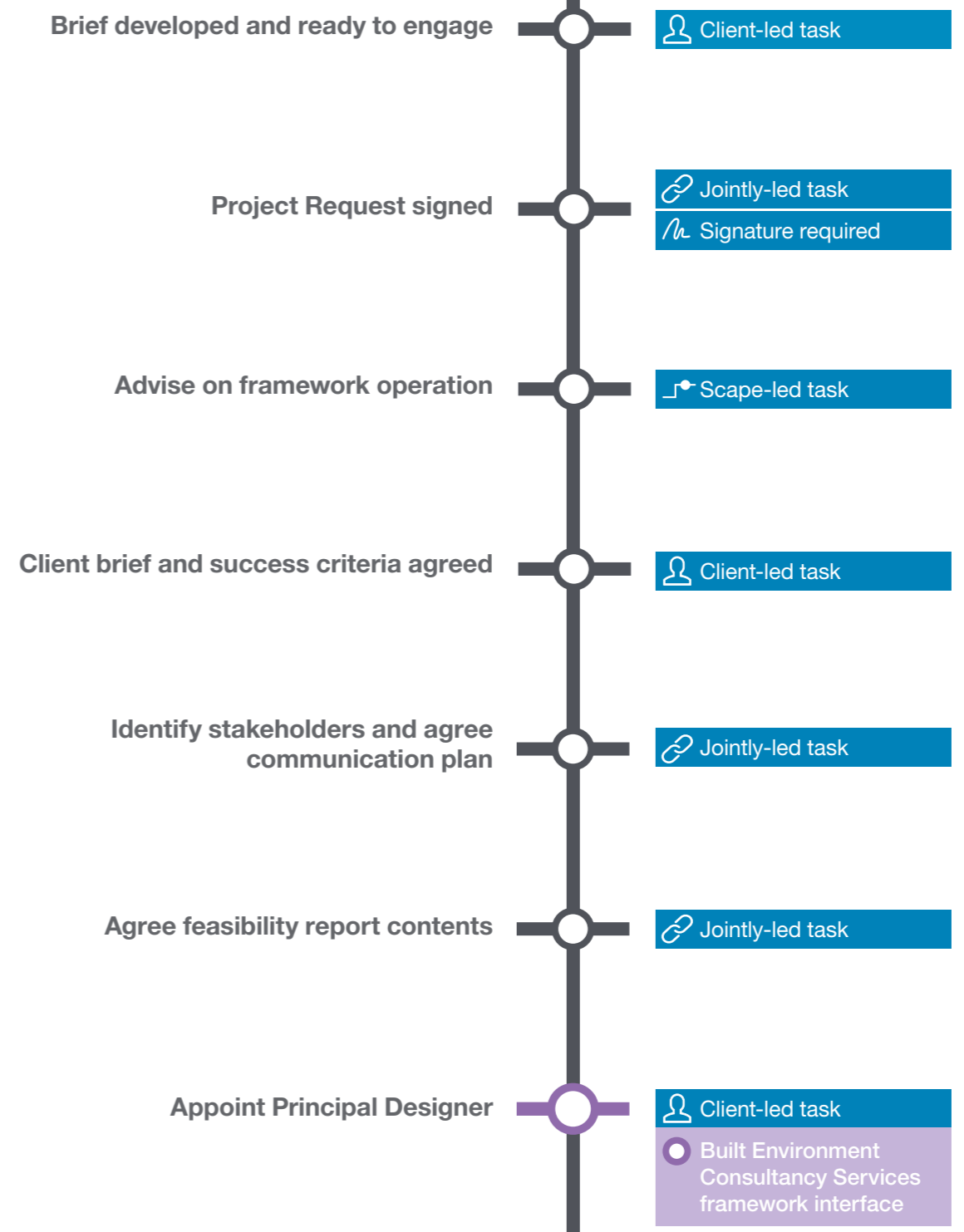
Benefits

- + Early contractor engagement to develop brief and mitigate risks
- + Formation of an integrated project team, to provide expertise, drive design efficiency and reduce capital and revenue costs
- + Feasibility report prepared at no cost, including programme advice and market informed cost plan

North Uist Primary School, Scotland



Feasibility



Feasibility

Benefits

- + Early contractor engagement to develop brief and mitigate risks
- + Formation of an integrated project team, to provide expertise, drive design efficiency and reduce capital and revenue costs
- + Feasibility report prepared at no cost, including programme advice and market informed cost plan

ALBUS

The Albus, Glasgow



Preconstruction

Benefits

- + Supply chain and community benefits strategy jointly developed
- + Collaborative design development and risk management
- + Gateway 3 report to review that preconstruction activity will deliver brief requirements

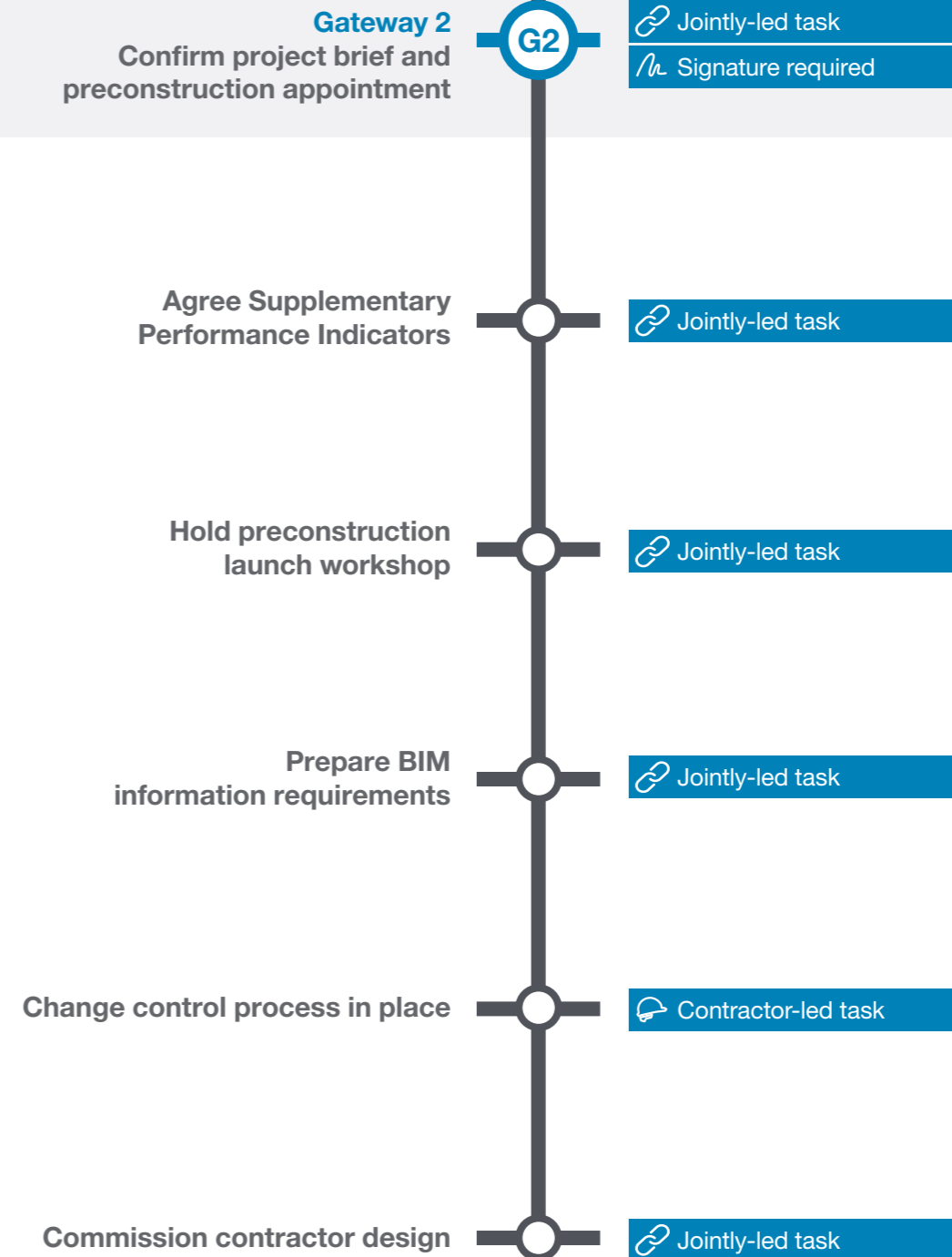
BIOCITY

Discovery

BioCity, Nottingham

Stages
2,3 and 4
RIBA

Preconstruction



Preconstruction

Benefits

- + Supply chain and community benefits strategy jointly developed
- + Collaborative design development and risk management
- + Gateway 3 report to review that preconstruction activity will deliver brief requirements

Arnold Hill Academy,
Nottingham

Surveys and investigations initiated

Contractor-led task

Built Environment
Consultancy Services
framework interface

Early supply chain engagement

Contractor-led task

Information required schedule
and programme updated

Jointly-led task

Arrange 'Meet the Buyer' event(s)
and agree local spend strategy

Contractor-led task

Arrange community engagement and
employment skills plans

Jointly-led task

Engage statutory authorities and
establish requirements

Jointly-led task

Collaborative design
development workshops

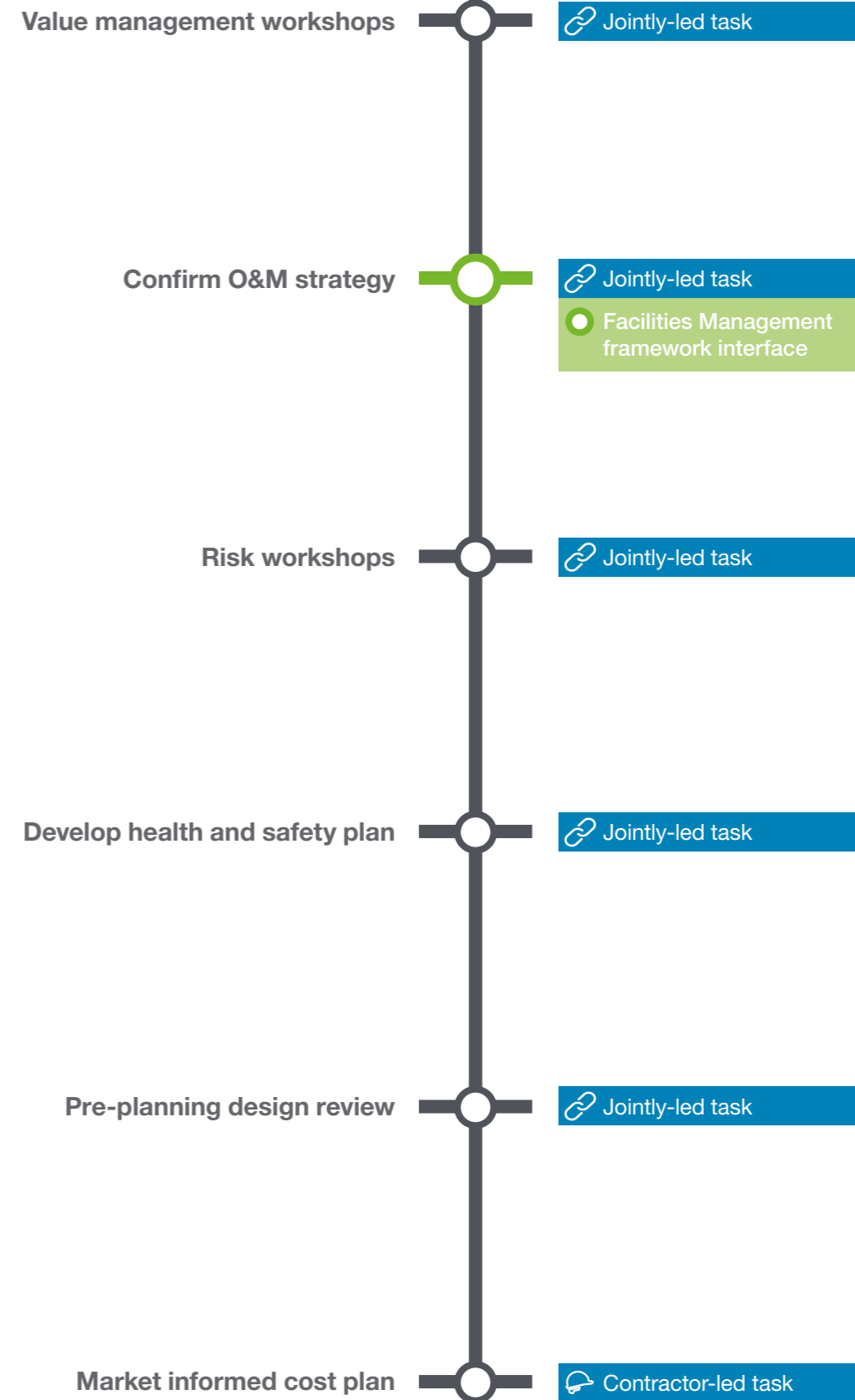
Jointly-led task

Preconstruction

Benefits

- + Supply chain and community benefits strategy jointly developed
- + Collaborative design development and risk management
- + Gateway 3 report to review that preconstruction activity will deliver brief requirements

Met Office, Exeter



Preconstruction

Benefits

- + Client and contractor work together to finalise proposals and contract terms
- + Open book validation of prices to secure competitiveness of all elements
- + Performance is measured at the end of preconstruction stage

Birmingham Building Schools
for the Future (BSF)

Gateway 3
Submit Gateway 3 report

G3

Jointly-led task

Logistics plan agreed with client

Contractor-led task

Submit planning application

Jointly-led task

Detailed design coordination meetings

Jointly-led task

Local supply chain tender list in place

Contractor-led task

Produce pricing documents

Contractor-led task

100% market tested cost plan

Contractor-led task

Prepare Construction
Delivery Agreement

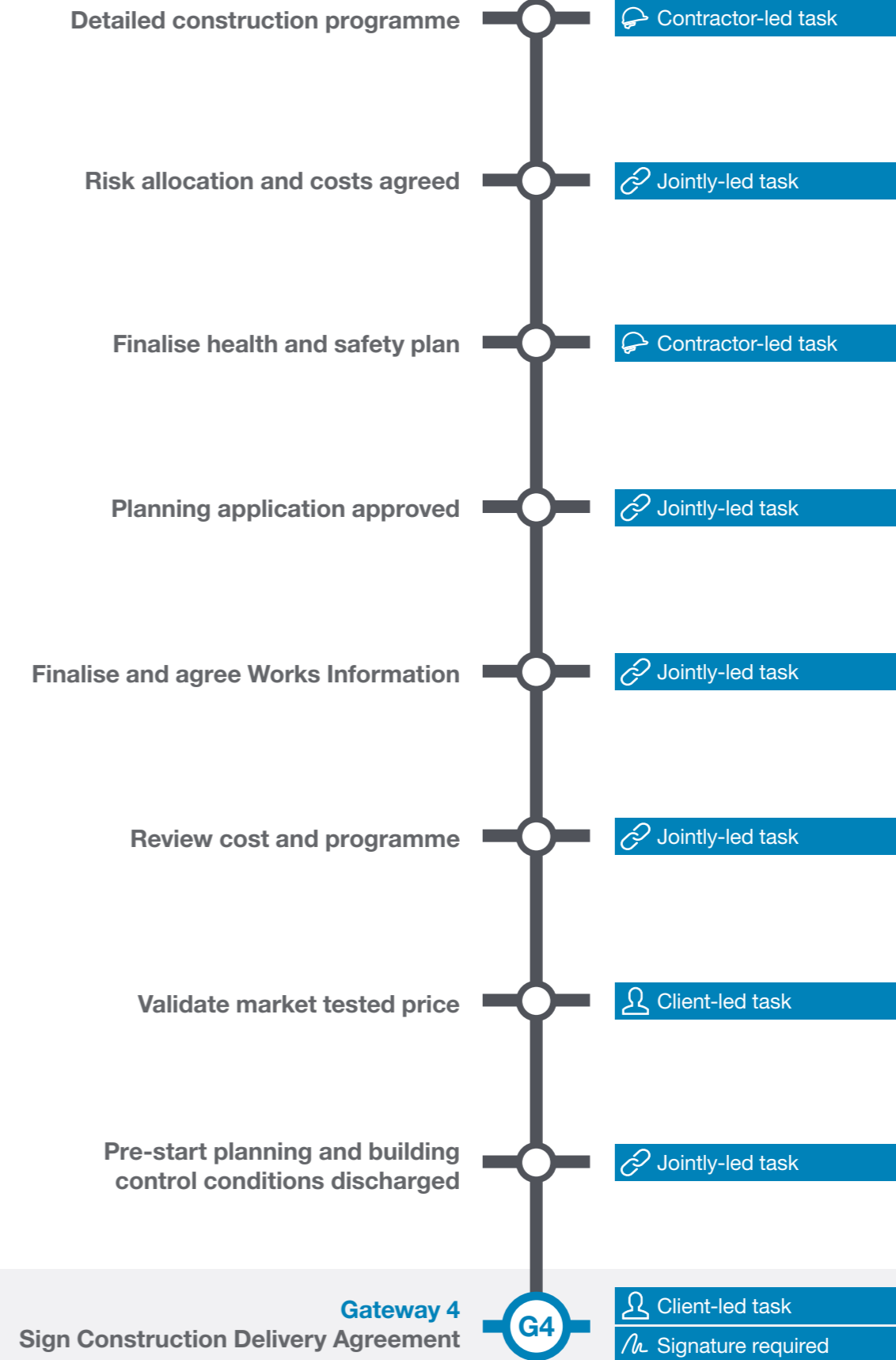
Jointly-led task

Preconstruction

Benefits

- + Client and contractor work together to finalise proposals and contract terms
- + Open book validation of prices to secure competitiveness of all elements
- + Performance is measured at the end of preconstruction stage

Strathclyde University,
Glasgow

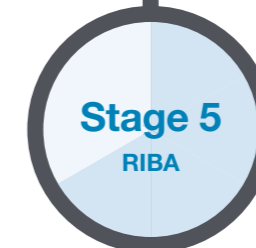


Construction

Benefits

- + Ongoing programme and cost management
- + The project is fully performance managed throughout this phase
- + Managed delivery of project to achieve all requirements

Woolwich Civic Centre, London



Construction

Issue client satisfaction questionnaire

Jointly-led task

Hold construction launch workshop

Jointly-led task

Review health and safety plan

Contractor-led task

Contract and cost management

Jointly-led task

Built Environment Consultancy Services framework interface

Construction

Benefits

- + Ongoing programme and cost management
- + The project is fully performance managed throughout this phase
- + Managed delivery of project to achieve all requirements

Cuningar Loop Park,
Scotland

Regular programme progress reviews

Jointly-led task

Testing and commissioning

Contractor-led task

Soft landings implemented

Contractor-led task
Facilities Management
framework interface

Issue O&M information/
Project Information Model

Jointly-led task
Facilities Management
framework interface

Gateway 5
Issue Completion Certificate

Client-led task
Signature required

Post Construction

Benefits

- + Seamless transition from construction to occupation
- + Continuous improvement integral to the process
- + The team will work closely with you to ensure you are satisfied with the project process and explore wider areas of support



Doncaster Civic Office

Stages
6 and 7
RIBA

Post Construction

Issue client satisfaction questionnaire

Jointly-led task

Agree final account

Jointly-led task

Post project review workshop

Jointly-led task

Soft landings post occupancy evaluations

Jointly-led task

Outcome review

Scape-led task

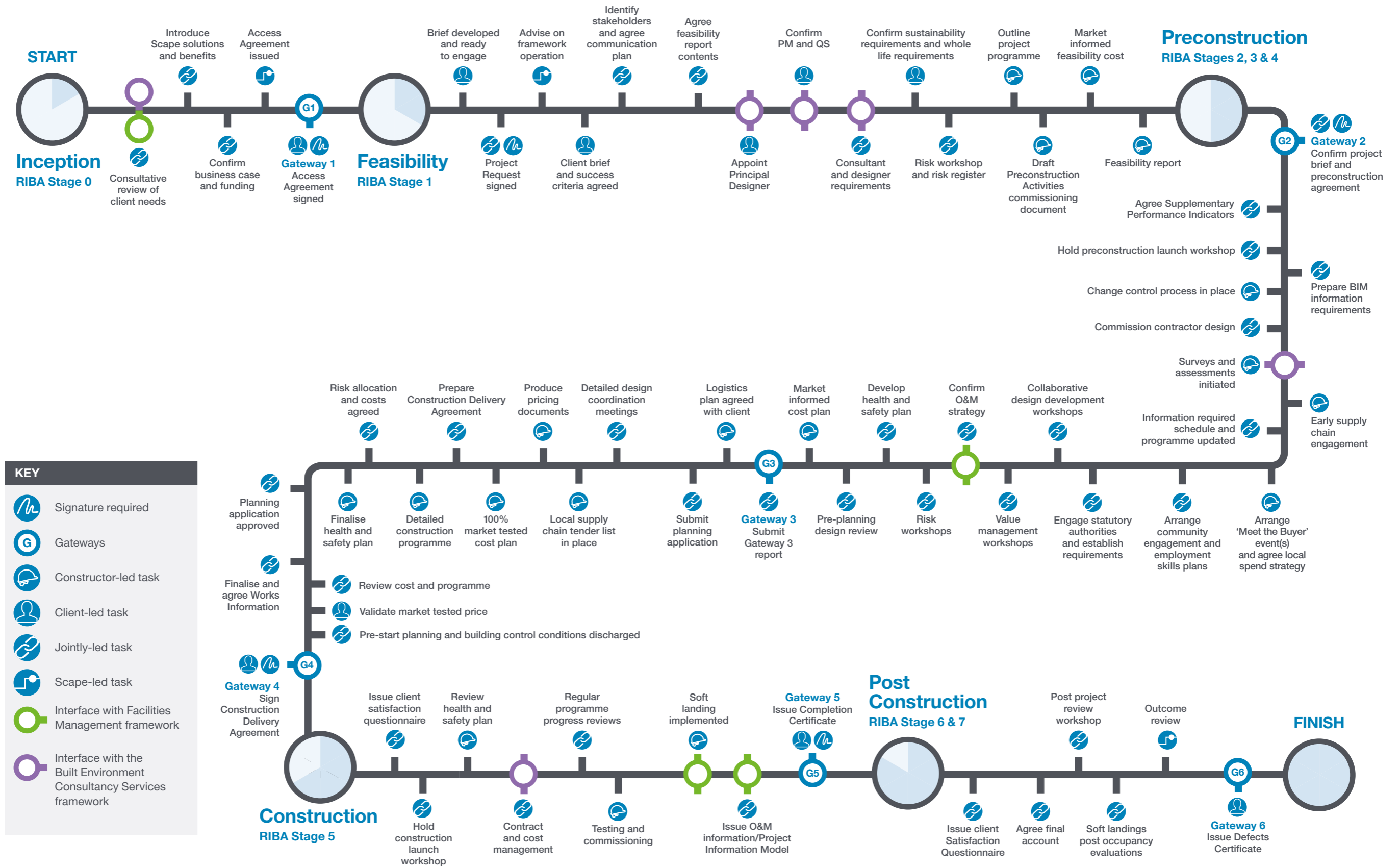
Gateway 6
Issue Defects Certificate

G6

Client-led task

Finish

National Construction framework





To see how the National Construction framework can support you.

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