Collaboration
Local growth
Speed
Risk management
Performance management
Early contractor engagement
Process Map
National Construction framework
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.

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.
**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.

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**Inception**

- Consultative review of client needs
- Introduce Scape solutions and benefits
- Confirm business case and funding
- Access Agreement issued

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**Stage 0 RIBA**

- Jointly-led task
- Facilities Management framework interface
- Built Environment Consultancy Services framework interface

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**Gateway 1**

- Access Agreement signed
- Client-led task
- Signature required

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*St Matthews C of E Primary School, Plymouth*
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

Stage 1
RIBA

Feasibility

Brief developed and ready to engage

Project Request signed

Advise on framework operation

Client brief and success criteria agreed

Identify stakeholders and agree communication plan

Agree feasibility report contents

Appoint Principal Designer

North Uist Primary School, Scotland
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

Feasibility

The Albus, Glasgow

- Consultant and designer requirements
  - Jointly-led task
  - Built Environment Consultancy Services framework interface

- Confirm sustainability and whole life requirements
  - Client-led task

- Risk workshop and risk register
  - Jointly-led task

- Outline project programme
  - Contractor-led task

- Draft preconstruction appointment
  - Contractor-led task

- Market informed feasibility cost
  - Contractor-led task

- Feasibility report
  - Contractor-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

Preparation of tender documents

BioCity, Nottingham

Stages 2, 3 and 4
RIBA

Preconstruction

Gateway 2
Confirm project brief and preconstruction appointment

Jointly-led task
Signature required

Agree Supplementary Performance Indicators

Jointly-led task

Hold preconstruction launch workshop

Jointly-led task

Prepare BIM information requirements

Jointly-led task

Change control process in place

Contractor-led task

Commission contractor design

Jointly-led task

G2

BioCity, Nottingham
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

Preconstruction

- Surveys and investigations initiated
- Early supply chain engagement
- Information required schedule and programme updated
- Arrange ‘Meet the Buyer’ event(s) and agree local spend strategy
- Arrange community engagement and employment skills plans
- Engage statutory authorities and establish requirements
- Collaborative design development workshops

Arnold Hill Academy, Nottingham
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

Pre-construction

- Value management workshops (Jointly-led task)
- Confirm O&M strategy (Jointly-led task)
- Risk workshops (Jointly-led task)
- Develop health and safety plan (Jointly-led task)
- Pre-planning design review (Jointly-led task)
- Market informed cost plan (Contractor-led task)

Met Office, Exeter
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
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

Planning application approved
- Jointly-led task

Risk allocation and costs agreed
- Jointly-led task

Finalise and agree Works Information
- Jointly-led task

Review cost and programme
- Jointly-led task

Finalise health and safety plan
- Contractor-led task

Validate market tested price
- Client-led task

Pre-start planning and building control conditions discharged
- Jointly-led task

Detailed construction programme
- Contractor-led task

Gateway 4
Sign Construction Delivery Agreement
- Client-led task
Signature required

Strathclyde University, Glasgow
Benefits

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

**Construction**

Stage 5

RIBA

Contract and cost management

Jointly-led task

Review health and safety plan

Contractor-led task

Hold construction launch workshop

Jointly-led task

Issue client satisfaction questionnaire

Jointly-led task

Woolwich Civic Centre, London
Benefits
+ Ongoing programme and cost management
+ The project is fully performance managed throughout this phase
+ Managed delivery of project to achieve all requirements

Facilities Management framework interface

Testing and commissioning
Contractor-led task

Soft landings implemented
Contractor-led task

Issue O&M information/Project Information Model
Jointly-led task
Facilities Management framework interface

Regular programme progress reviews
Jointly-led task

Gateway 5
Issue Completion Certificate
Client-led task
Signature required
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

Gateway 6
Issue Defects Certificate

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

Finish
To see how the National Construction framework can support you.

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