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**Implementing the Gold
Standard in construction
procurement: a focus on the
Integrated Information
Management Contract (IIMC)**

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Title

Implementing the Gold Standard
in construction procurement: a
focus on the Integrated Information
Management Contract (IIMC)



Lunchtime Webinars

15th - 16th June

In-Person, the Gibson Hotel, Dublin
17th June

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Constructing the Gold Standard

An Independent Review of Public Sector Construction Frameworks

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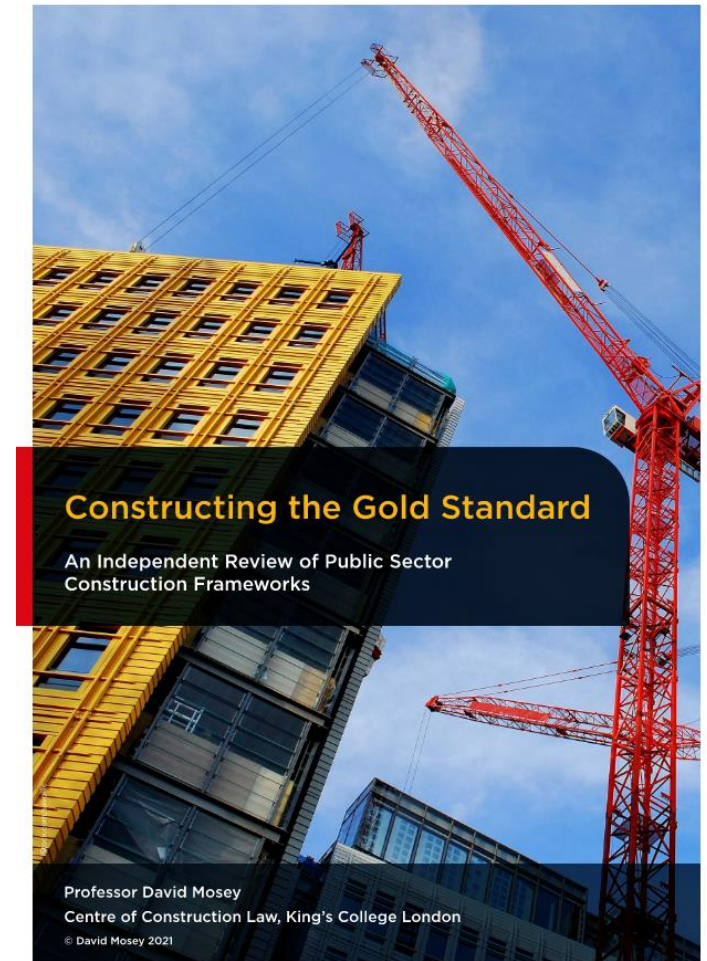


“The new Gold Standard will make sure that vital public sector developments have rigorous measures in **place to make sure public money is spent well and that projects are delivered successfully**. This will be welcomed across the public sector, the construction industry and by the public, who have a right to expect the best possible public sector projects”

UK Cabinet Office

Source: Prof. David Mosey, Constructing the Gold Standard, 2021

https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2022/01/2022-01-Constructing_The_Gold_Standard_Final.pdf





Constructing the Gold Standard is the Government's independent review of frameworks and framework contracts report published in December 2021 with 24 recommendations based on findings from 120 client and industry contributions.

The review recommends **FAC-1** as a **'Gold Standard'** framework contract that can capture improved value and reduced risks, as illustrated by **'Trial Project'** frameworks that delivered agreed cost savings averaging **18.5% plus agreed improvements in quality, safety, social value and environmental value**.

Source: Prof. David Mosey, Constructing the Gold Standard, 2021

https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2022/01/2022-01-Constructing_The_Gold_Standard_Final.pdf



Recommendation 12 of “Constructing the Gold Standard”

Further embedding digital technologies through frameworks

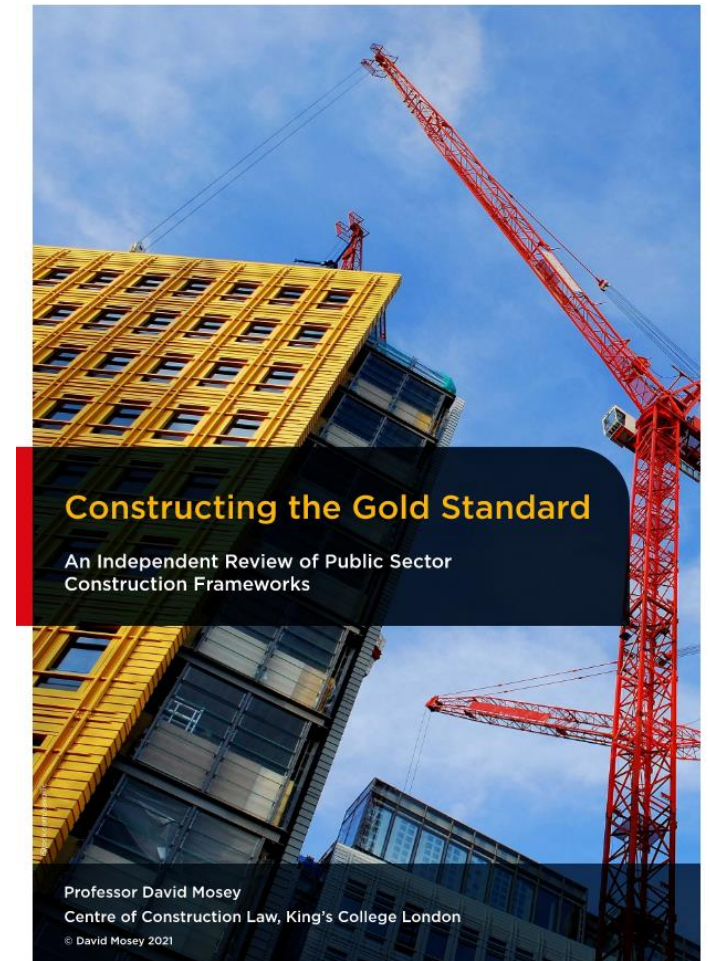


“Create a whole life golden thread of asset information using BIM and other digital technologies integrated under a framework alliance contract”

“To improve performance, safety, sustainability and value for money over the whole life of built assets, this review recommends that **framework** providers, clients, managers and suppliers **use BIM and other digital technologies** to standardise data generation, classification, security and exchange and to retain and manage a **golden thread** of building information, and that framework alliance contracts support these actions by **integrating the information management systems** of clients, suppliers and supply chain members.”

Source: Prof. David Mosey, Constructing the Gold Standard, 2021

https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2022/01/2022-01-Constructing_The_Gold_Standard_Final.pdf



Recommendation 12 of “Constructing the Gold Standard”

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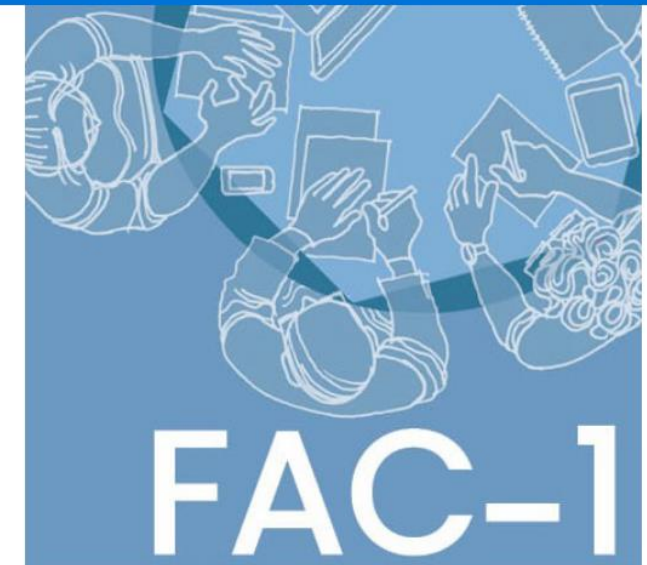


“Collaboration between the participants involved in construction projects and in asset management is pivotal to the efficient delivery and operation of assets”

ISO 19650

“In order to develop and communicate digital information more efficiently across project teams, across project lifecycles and across frameworks, a multi-party framework alliance contract can act as an **‘integrated information management contract’** which clarifies and connects the shared objectives, direct relationships and common standards that are needed to create, share and manage secure, resilient digital information among multiple organisations”

Model for an Integrated Information Management Contract based on the FAC-1 Framework Alliance Contract



Source: Prof. David Mosey, Constructing the Gold Standard, 2021

https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2022/01/2022-01-Constructing_The_Gold_Standard_Final.pdf





The **IIMC uses the FAC-1 Framework Alliance Contract** as its starting point, creating a multi-party collaborative integrator for the management of digital information over the whole life cycle of any project or asset.

This model does **not amend the individual roles and appointments agreed with each team member**. Instead, it provides the contractual systems that are needed to **integrate these roles and appointments** and to create and sustain a shared understanding of information management systems.

Source: Centre for Digital Built Britain

<https://www.cdbb.cam.ac.uk/news/press-release-supporting-industry-realise-benefits-collaborative-approach-procurement>

https://www.cdbb.cam.ac.uk/files/white_paper_on_procurement_strategies.pdf

Centre for Digital Built Britain

PRESS RELEASE: Supporting industry to realise the benefits of a collaborative approach to procurement



Submitted by Jo Daye on Thu, 31/03/2022 - 12:09

The Centre for Digital Built Britain (CDBB) as a partner in the Construction Innovation Hub is pleased to announce the launch of a multi-party 'Integrated Information Management Contract' ('IIMC'), developed by the King's College London Centre of Construction Law and the University of Cambridge Laing O'Rourke Centre for Construction Engineering and Technology, that creates and sustains a collaborative approach to Building Information Modelling ('BIM').

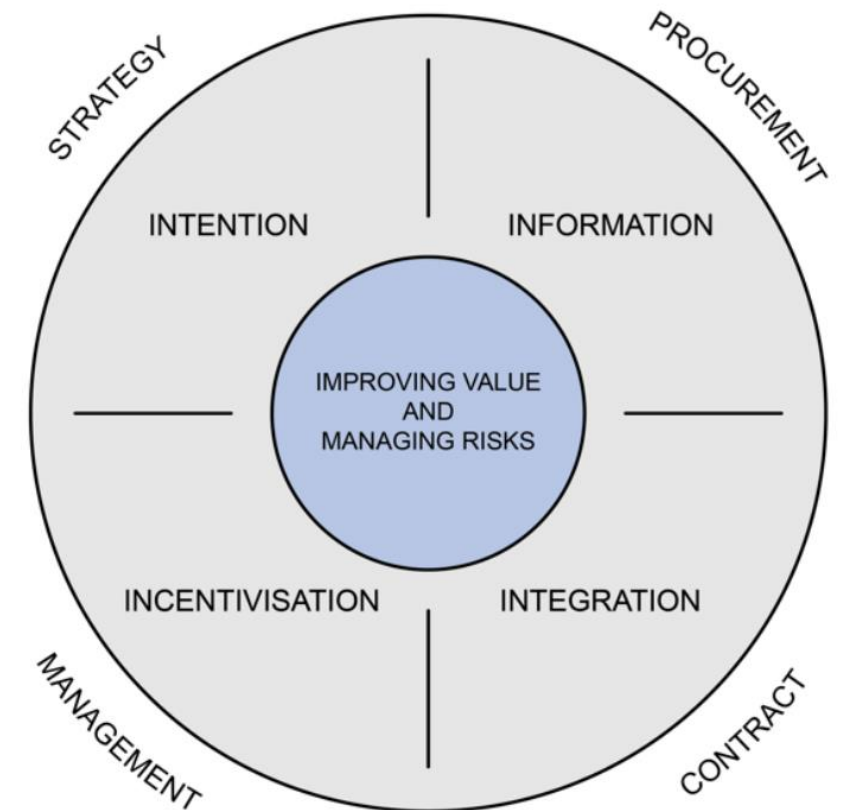
The IIMC is supported by a newly published 'White Paper on Procurement Strategies for incentivizing collaborative delivery to optimize whole-life outcomes' which explores how a collaborative approach to procurement can help to deliver projects better, faster, greener and safer with a focus on whole life net zero targets and building safety and a greater emphasis on creating social and environmental as well as economic value.

Clients and industry are invited to examine and adopt the IIMC as a new means to improve value and reduce risks by agreeing directly their mutual information management commitments on one or more projects, and by implementing these commitments transparently and collaboratively throughout the asset lifecycle.



FAC-1 supports *Constructing the Gold Standard* by driving an integrated and collaborative approach to the 'Four 'I's' of:

- Framework strategy (**Intention**) - **FAC-1** describes framework strategy in its shared *Objectives, Success Measures* and *Targets*
- Framework procurement (**Information**) - **FAC-1** captures procurement information in the *Framework Brief, Framework Proposals* and the *Timetable* for their development
- Framework contracts (**Integration**) - **FAC-1** creates a framework contract that integrates the interests of clients, contractors and consultants
- Framework management (**Incentivisation**) - **FAC-1** describes efficient and supportive framework management



Source: Prof. David Mosey, *Constructing the Gold Standard*, 2021

https://www.constructionleadershipcouncil.co.uk/wp-content/uploads/2022/01/2022-01-Constructing_The_Gold_Standard_Final.pdf



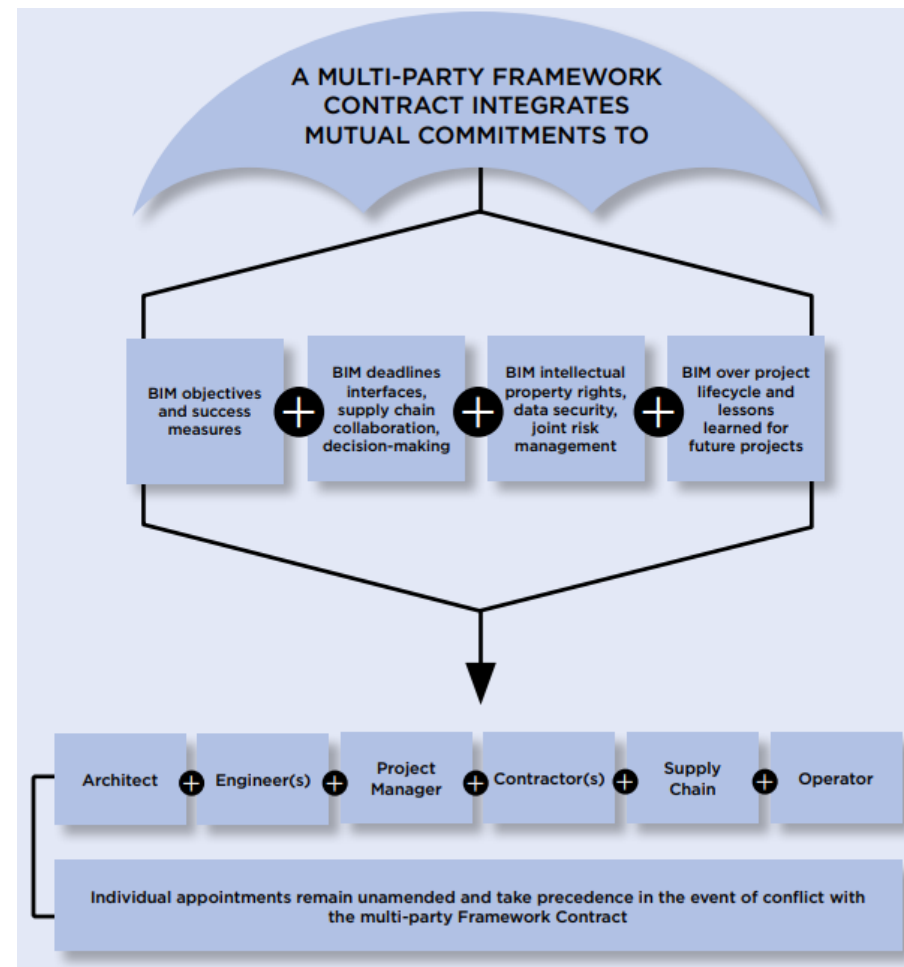
FAC-1 operates as an *'umbrella'* contract that connects, integrates and governs shared activities, shared learning and improved performance.

FAC-1 integrates the contracts (e.g. FIDIC/ICC/JCT/NEC/PPC/TAC contract forms) awarded by one or more clients to one or more consultants and/or contractors and/or suppliers.

FAC-1 supports and integrates:

- A programme of related/ unrelated projects, and/or
- The contracts for different components and phases comprising any project, and/or
- The contracts for different components and phases comprising a project using BIM.

FAC-1 has been translated, adapted and published for use in Spain and also in Brazil, Bulgaria, Germany, Italy, Peru, Chile and Russia



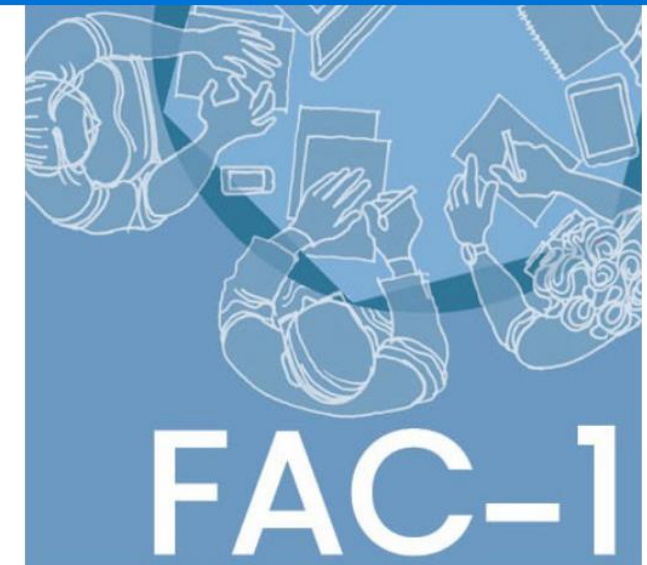


FAC-1 Alliance Members include the *Client*, *Additional Clients*, an in-house or external *Alliance Manager* and any combination of selected consultants/ contractors/ suppliers/ providers, with the facility to add *Additional Alliance Members* (clauses 1 and 3 and Appendix 2)

FAC-1 states why the alliance is being created, stating agreed *Objectives*, *Success Measures*, *Targets* and *Incentives* (clause 2 and Schedule 1)

FAC-1 states how work will be awarded to *Alliance Members*, under a *Direct Award Procedure* and/or *Competitive Award Procedure* and under early standard form *Orders* (clauses 4, 5 and 7, Schedule 4 and Appendix 3)

Model for an Integrated Information Management Contract based on the FAC-1 Framework Alliance Contract



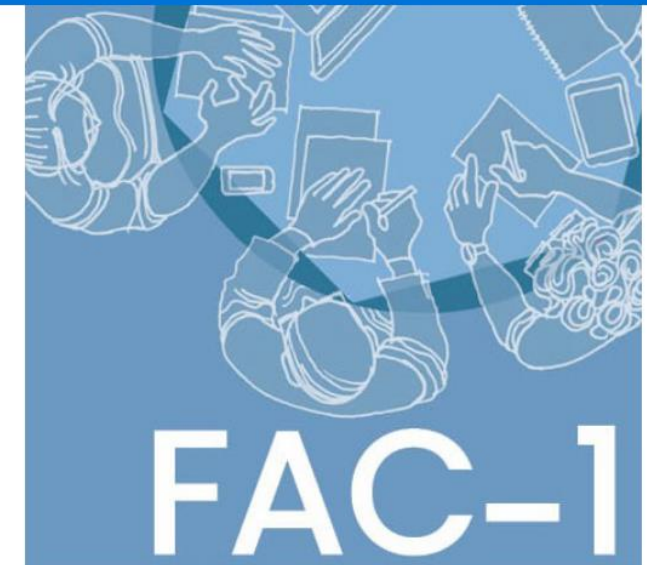


FAC-1 states how the *Alliance Members* agree to seek *Improved Value*, working together through *Supply Chain Collaboration* and other agreed *Alliance Activities* in accordance with an agreed *Timetable* (clause 6 and Schedule 2)

FAC-1 states how the *Alliance Members* will manage risks and avoid disputes using a shared *Risk Register*, *Core Group* governance, *Early Warning* and options for an *Independent Adviser* and alternative dispute resolution (clauses 1, 3.3, 9 and 15 and Schedule 3)

FAC-1 provides flexibility to include particular *Legal Requirements* and *Special Terms* required for any sector and in any jurisdiction (clause 13 and Schedule 6)

Model for an Integrated Information Management Contract based on the FAC-1 Framework Alliance Contract

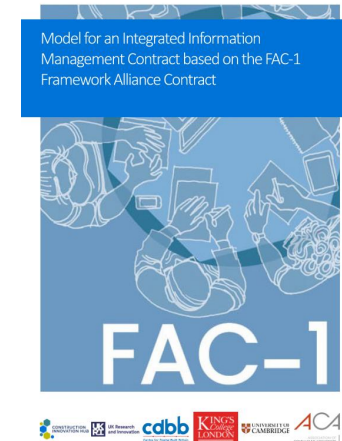




FAC-1 has been adopted on procurements with a total value of more than **£90bn** and its users include:

- Crown Commercial Service,
- NHS Shared Business Services,
- LHC,
- London Borough of Southwark,
- Surrey County Council,
- Oxfordshire County Council,
- Kier and
- Skanska.

The model IIMC is currently being used by **Ministry of Justice** with ISG, Kier, Laing O'Rourke and Wates for the procurement and delivery of the **£1bn Ministry of Justice New Prisons Programme**, which combines BIM with early supply chain involvement and MMC.





- The ISO 19650, BIM international standard, stresses that *‘Collaboration between the participants involved in construction projects and in asset management is pivotal to the efficient delivery and operation of assets’*
- **FAC-1** creates BIM data transparency through collaborative systems of data exchange and team integration, which provide clarity as to BIM data and reliance on that data
- **FAC-1** as contractual integrator (IIMC), as envisaged by Project 13, creates a bridge and integrator between multiple two-party consultant appointments, main contracts and sub-contracts for all project phases or one or more projects
- **FAC-1** provides agreed BIM deadlines, gateways and interfaces in its multi-party *Timetable* , with flexibility to bring in BIM contributions from specialist sub-contractors, suppliers, manufacturers and operators through *Supply Chain Collaboration*
- **FAC-1** supports BIM and IM with direct mutual licences of *Intellectual Property Rights* (FAC-1 clause 11) and provides for clash resolution by *Early Warning* and the *Core Group*
- **FAC-1** is being used as IIMC to implement the requirements of ISO 19650 on the Ministry of Justice Four New Prisons programme (£1 bn) and, outside the UK, on the Liscate middle school (£5 m).



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