



# KENT COUNTY COUNCIL CONSTRUCTION FRAMEWORKS

Your guide to  
access and usage

covering

Principal Contractors  
Consultants  
Asbestos

Published by GEN<sup>2</sup> Property

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- Faster Procurement
- Saving you money
- Quality Contractors
- OJEU Compliant
- Specialist support



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## Introduction

The Kent County Council operates three independent construction Frameworks aimed at not-for-profit organisations who wish to reduce cost and procurement time, whilst maintaining high quality results and successful project delivery.

There are three Frameworks to choose from covering Principal Contractors, Consultancy Services and Asbestos Services, with a number of Lots on each to ensure accurate and efficient allocation of tasks within a structured operating Framework.

All Frameworks have been designed to significantly reduce procurement time and costs, but maintain standards through stringent benchmarking and performance monitoring.

Managed by GEN<sup>2</sup> Property, the KCC Frameworks are a robust, cost-effective and efficient way to deliver your construction projects.

## About GEN<sup>2</sup> Property

GEN<sup>2</sup> is a Local Authority Trading Company wholly owned by Kent County Council and provides a full suite of Property services to not-for-profit organisations across the South East. We offer the drive and commercial awareness of a private sector company, with the ethics and soul of the public sector.

GEN<sup>2</sup> administers all three Frameworks on behalf of Kent County Council, providing help, guidance and support in its capacity as Framework Managers.

A wealth of internal expertise and experience, coupled with a range of managed services to support your project needs, help us to become your trusted advisor in construction.

## Using this document

This guide is intended to provide an introduction to the Frameworks and an overview of their use. All Frameworks are OJEU compliant and are operated in accordance with strict guidelines and agreements, copies of which are available to registered Framework users from the GEN<sup>2</sup> Framework Management Team.

We hope to have answered the majority of your questions within this guide, but if you require further assistance or guidance, please do not hesitate to contact the Framework Management team, using the details at the foot of this page.



## Benefits of the Framework

Designed to simplify and speed up the process of procuring construction expertise across a wide range of disciplines, our Frameworks deliver;

- ✓ **Faster procurement**
- ✓ **Reduced costs**
- ✓ **OJEU Compliance**
- ✓ **Managed quality**
- ✓ **A client focused service**
- ✓ **Tried and tested processes**
- ✓ **Transparent contractor pricing**
- ✓ **Help, Support & Guidance**

Our OJEU compliant Frameworks are designed to take the hard work out of contractor/consultant selection and service procurement by providing a simple, tested approach.

All suppliers are checked and reassessed on a regular basis to ensure compliance with the Framework terms and to safeguard the interests of all parties.

## Who can use the Frameworks?

All three Kent County Council Frameworks are open to Local Authorities, Councils, Schools, Colleges and other not-for-profit-organisations in accordance with the relevant OJEU Notices, copies of which are available from the Framework Management Team on request.

Our aim is to establish long-term collaborative relationships between clients, professionals and contractors, with shared objectives and values.

Our culture of partnership working means that you will always feel supported and provides easy access to help and guidance at any stage of the project.

## Our Frameworks at a glance



### Principal Contractors

Our OJEU compliant Principal Contractor's Framework, covers building projects and programmes of work in the £1 to 8m value range and will operate from 2015 to 2019.

The Framework is aimed primarily at new build extensions, refurbishments and alterations to existing schools; however any type of building work to any public sector property including housing and associated construction services such as hard or soft landscaping can be undertaken.

Professional design consultancy services can be included, but only as part of a construction contract referred to as "Develop & Construct" in Lot 2. Reactive maintenance, civil engineering or Highways works are not covered.

The Framework is divided into two lots; LOT 1 (£1 to £1m) – Contractors will provide "Construct only" services and are selected via mini competition. This can be based on either two stage appointment (where early contractor involvement is required) or Single stage appointment (where early contractor involvement is not required).

LOT 2 (£1m to £8m) – Contractors will provide either "Develop and Construct" or "Construct Only" services and are again appointed by a single or two stage mini-competition process.

## Consultants

Our consultants Framework spans ten lots, designed to offer you a choice of the most skilled specialists for a broad range of consultancy commissions. Lots are arranged as follows:

1. Architecture: as per RIBA Job book
2. Lead Consultant/Employers Agent/Project Management: as per RICS Scope of Services
3. CDMC: as Per the Association of Project Safety Consultants Schedule of Services
4. Mechanical and Electrical: as per ACE agreement B (2) 2002 revised 2004 Schedule of Services
5. Structural and Civil Engineering: as per ACE Agreement B (1) 2002 revised 2004 Schedule of Services
6. Quantity Surveying: as per RICS Scope of Services
7. Clerk of Works: as per Institute of Clerk of Works and Site Inspectors handbook
8. Environmental: Grounds Management, Landscape Design, Arboriculture and Ecology
9. Building Surveying: as per RICS Scope of Services
10. Multi-disciplinary: as per RIBA Job book, ACE agreement B (2) 2002 revised 2004 Schedule of Services and the ACE Agreement B (1) 2002 revised 2004 Schedule of Services

As with the Principal Contractors Framework, commissions are awarded via a compulsory Mini-competition process.



## Asbestos

The revised “Control of Asbestos regulations 2012” place significant legal responsibility on the owners and maintainers of non-domestic buildings.

Our OJEU tendered Asbestos Framework provides fast, cost-effective access to specialist contractors for management surveys, refurbishment/demolition surveys, encapsulation/removal works and air testing and is backed by an in-house team of dedicated Asbestos experts.

Coupled with our one-stop managed service packages, GEN<sup>2</sup> can provide all your asbestos compliance needs whether you wish to self-manage your compliance or take advantage of the full managed service.

There are three Lots described as follows;

Lot 1 - Asbestos Management Surveys, Refurbishment Surveys, Demolition Surveys, Statutory Compliance Training, Emergency Call out service

Lot 2 - Asbestos Removal Works, Asbestos Encapsulation Works, Responsive work service 24 hour and 5 day

Lot 3 - Air Testing – Carrying out of personal, background, reassurance and reoccupation sampling as per HSG 248, Leak Tests, background Air Testing, Reassurance Air Testing, Personal Monitoring, Four Stage Clearance (including reoccupation certification), Emergency Call out service.

The Lots cover all geographical areas, types and values of work specified in the Contract Notice.



## Supplier Selection

A contractor is always appointed by the Framework user, not the Framework Management Team. All three Frameworks operate a mini-competition selection process which can be run as either a single or two stage process.

Contractors have already been assessed and appointed to the Frameworks to reduce procurement timescales, but are selected for individual contracts/commissions via the following Mini-Competition stages;

Stage 1 - Review the Suspension/Termination List (FMT)

Stage 2 - Contractor Checks (FMT)

Stage 3 - Expressions of Interest (FMT)

Stage 4 - Mini-competition Part 1 & Part 2 (Framework User)

Stage 5 - Clarification Meeting (optional) (Framework User)

Stage 6 - Contract Award (Framework User)

Stage 7 – Feedback & performance monitoring (Framework User)

Regular checks are carried out against the contractors by our Framework Management Team, covering their Health & Safety record, company insurance and financial/credit ratings.

Any supplier failing to comply with the requirements of the Framework can be suspended pending improvement or ultimately removed from the Framework if they fail to take corrective action.

## Pricing

### **Contractors “Not to exceed” Pricing**

In establishing the Principal Contractors and Asbestos Frameworks, contractors were invited to submit detailed “not to exceed” prices for all works. Whilst there is scope for annual adjustment of the pricing in line with industry cost rises, it provides clear and transparent pricing for Framework users and any increase must be clearly justified. This enables the Framework user to easily check bids and submissions, whilst also being able to estimate the cost of works in advance.

### **Consultants Pricing**

The nature of works covered by this Framework, does not allow for pre-determined pricing, but all submissions and tenders should be clear, open and transparent, to allow the Framework user to identify the full costs of the project and to avoid unexpected or hidden charges.

### **Framework user fees**

Framework users pay a joining Fee of £500, as a contribution to the administration and management costs of joining the Framework.

A Framework access fee of 0.5% (Asbestos and Principal Contractor Frameworks) or 0.75% (Consultants Framework only) of contract value is also payable by the user. This fee is included in the Contractors project bid pricing and is collected by them through their regular (usually monthly) invoicing.

### **Contact us**

Please direct general Framework enquiries to the Framework Management Team:

**Email: [june.diplock@gen2.co.uk](mailto:june.diplock@gen2.co.uk)**

**Tel: 03000 416031**