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Contract

SC21025 - Property Construction Partnership Framework

Kent County Council

F03: Contract award notice

Notice identifier: 2022/S 000-019927

Procurement identifier (OCID): ocds-h6vhtk-02e179

Published 21 July 2022, 4:07pm

Section I: Contracting authority

I.1) Name and addresses

Kent County Council

County Hall

Maidstone

ME14 1XQ

Contact

Mrs Alison Blackman

Email

alison.blackman@kent.gov.uk

Telephone

+44 3000413335

Country

United Kingdom

NUTS code

UKJ4 - Kent

Internet address(es)

Main address

<http://www.kent.gov.uk>

Buyer's address

<http://www.kent.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

SC21025 - Property Construction Partnership Framework

Reference number

DN553349

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Kent County Council (the Client) is the largest county council in England covering an area of

3 500 km². It has an annual expenditure of over GBP 900 million on goods and services and

a population of 1.3 million. The Council provides a wide range of personal and strategic services on behalf of its residents, operating in partnership with 12 district councils and 305

parish/town councils.

The framework is to enable the procurement and delivery of significant Property

Infrastructure including new builds, extensions, refurbishments and alterations to its estate.

The majority of this is existing schools; however any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is

included. A framework is to be established with up to four Suppliers to deliver the pipeline of

work based on a rotation approach.

There is no guarantee of work within this Framework and the Client reserves the right to competitively tender any future project it deems appropriate. Call-off arrangement will be

based on the NEC 4 suite of contracts with the framework covering the South East of England.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings
- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 71000000 - Architectural, construction, engineering and inspection services
- 72224000 - Project management consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent

II.2.4) Description of the procurement

This framework will support the Infrastructure Property Building programme. Projects will be

are proposed to be awarded on the basis of rotation, with the opportunity to run a mini competition process, should it be required.

The primary objective of the Client is to create sustainable relationships while increasing flexibility and agility when commissioning new projects. However work will only be awarded

should a Contractor be meeting its Key Performance Indicators and demonstrate value for money for each scheme. The framework pricing structure will be open book, with the Client

able to award to the next Supplier should these conditions not be met.

Suppliers may be appointed to provide either 'Professional Services', 'Design, Build and Operate' schemes or 'Construction' schemes throughout the framework period. Where there

is a two stage appointment, the Client will reserve the right to award the build element of the

project if value for money is not identified. Working closely in a collaborative partnership will

help identify the build costs. Awards can be based on either a two stage appointment (where

Early Contractor Involvement is required) or a single stage appointment (where Early Contractor Involvement is not required).

II.2.5) Award criteria

Quality criterion - Name: Price per Quality Point Score / Weighting: Lowest PQP Scores

Price - Weighting: Lowest PQP score

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The estimated Framework value represents the total value of contracts which may be awarded via this Framework. There is no guarantee of work under this Framework. The Framework length is 4 years (48 months), with an option to extend for an additional 2 years (24 months), giving a total potential Framework period of 6 years (72 months).

The framework is being procured by the authority for its own use. However other public

sector bodies have entitlement to procure works through this framework.

The public sector bodies to whom the use of this framework agreement will be open, include

without limitation, the following contracting authorities commissioning construction works and services in the geographical areas stated in II.2.3) (and any future successors to these

organisations):

— government departments, agencies and public bodies:

<https://www.gov.uk/government/organisations>

— local authorities:

<http://local.direct.gov.uk/LDGRedirect/MapLocationSearch.do?mode=1.1>

— local authorities:

<https://www.local.gov.uk/our-support/guidance-and-resources/communicationsupport/digital-councils/social-media/go-further/a-z-councils-online>

—Educational establishments (ie schools maintained by local authorities; academies; city technology, colleges; the learning and skills council; further education establishments, and universities, a list can be found at www.education.gov.uk and

<http://www.civilservice.gov.uk/>

[about/resources/ndpb](http://www.civilservice.gov.uk/about/resources/ndpb) and <http://www.schoolswebdirectory.co.uk/>

— social enterprises within culture and leisure: <http://www.sporta.org/member-directory>

— police forces in the United Kingdom:

http://www.police.uk/?view=force_sites#force_sites

— fire and rescue services (including Scotland, Wales and Northern Ireland):

<http://www.fireservice.co.uk/information/ukfrs>

Page 9 to 9

— NHS bodies including Acute Trusts, Clinical Commissioning Groups, Mental Health Trusts, Health and Care Trusts, Ambulance Trusts, area teams, special health authorities, others and NHS property services:

<http://www.nhs.uk/ServiceDirectories/Pages/AcuteTrustListing.aspx>

<http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx>

<http://www.nhs.uk/ServiceDirectories/Pages/AmbulanceTrustListing.aspx>

<http://www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx>

<http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx>

— department of health advisory bodies and committees:

<http://www.dh.gov.uk/health/about-us/public-bodies-2/advisory-bodies/>

— registered providers of social housing:

<https://www.gov.uk/government/publications/current-registered-providers-of-socialhousing>

— national housing federation: <http://www.nhfdirectory.co.uk>

— third sector and charities: <http://www.charitycommission.gov.uk/find-charities>

Ltd companies and other enterprises owned by other bodies other than those listed above but qualifying as Bodies Governed by Public Law for the purposes of the Public Contracts Regulations 2015.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-023046](#)

Section V. Award of contract

Contract No

SC21025

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

30 June 2022

V.2.2) Information about tenders

Number of tenders received: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Baxall Construction Limited

2a Maidstone Road

Paddock Wood

TN12 6BU

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Kier Construction Limited

3rd Floor, Optimum House, Clippers Quay

Salford

M50 3XP

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

No

V.2.3) Name and address of the contractor

Morgan Sindall Construction & Infrastructure Limited

Kent House, 14-17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

No

V.2.3) Name and address of the contractor

WW Martin Ltd

Dane Park Road

Ramsgate

CT11 7LT

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Kent County Council

County Road,

Maidstone, Kent

ME141XQ

Country

United Kingdom