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Tender

## **SC21025 - Property Construction Partnership Framework**

Kent County Council

F02: Contract notice

Notice identifier: 2021/S 000-023046

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

Published 16 September 2021, 1:14pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Kent County Council

County Hall

Maidstone

ME14 1XQ

#### **Contact**

Milly Massy

#### **Email**

[milly.massy@kent.gov.uk](mailto:milly.massy@kent.gov.uk)

#### **Telephone**

+44 3000415951

#### **Country**

United Kingdom

**NUTS code**

UKJ - South East (England)

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Advert?advertId=2734954c-6d16-ec11-810e-005056b64545&p=8691483f-2f3d-e711-80e1-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **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 km<sup>2</sup>. 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.1.5) Estimated total value**

Value excluding VAT: £500,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **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 proposed to be awarded on the basis of rotation, with the opportunity to run a mini-competition process, should it be required. This is at the discretion of the Client.

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).

The Supplier will usually procure the specialist organisations such as M&E, Glazing, Roofing, Groundwork's etc who will work as Sub-Contractors. Minimum project builds will be worth £1m with no maximum limit. A detailed pipeline has been provided in the documentation to provide prospective candidates project values expected through this framework. Future projects will be dependent on available budgets.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

The framework will operate for up to six years with no guarantee of any works being awarded.

Justification for any duration exceeding 4 years is that the Client recognises the vast investment in infrastructure, resources, supply chains and social value required to operate this framework within the county of Kent.

An initial term of 48 months will only be extended by 24 months (72 months in total) on successful delivery of the Key Performance Indicators and in accordance with the terms and conditions of the agreement.

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### **II.2.10) Information about variants**

Variants will be accepted: No

### **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

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## **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

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 4

In the case of framework agreements, provide justification for any duration exceeding 4 years:

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

20 October 2021

Local time

12:00pm

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

8 November 2021

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: Yes

### VI.3) Additional information

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/communications-support/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](http://www.education.gov.uk) and <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](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>

— 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-social-housing>

— 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.

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Kent County Council

Maidstone

Country

United Kingdom