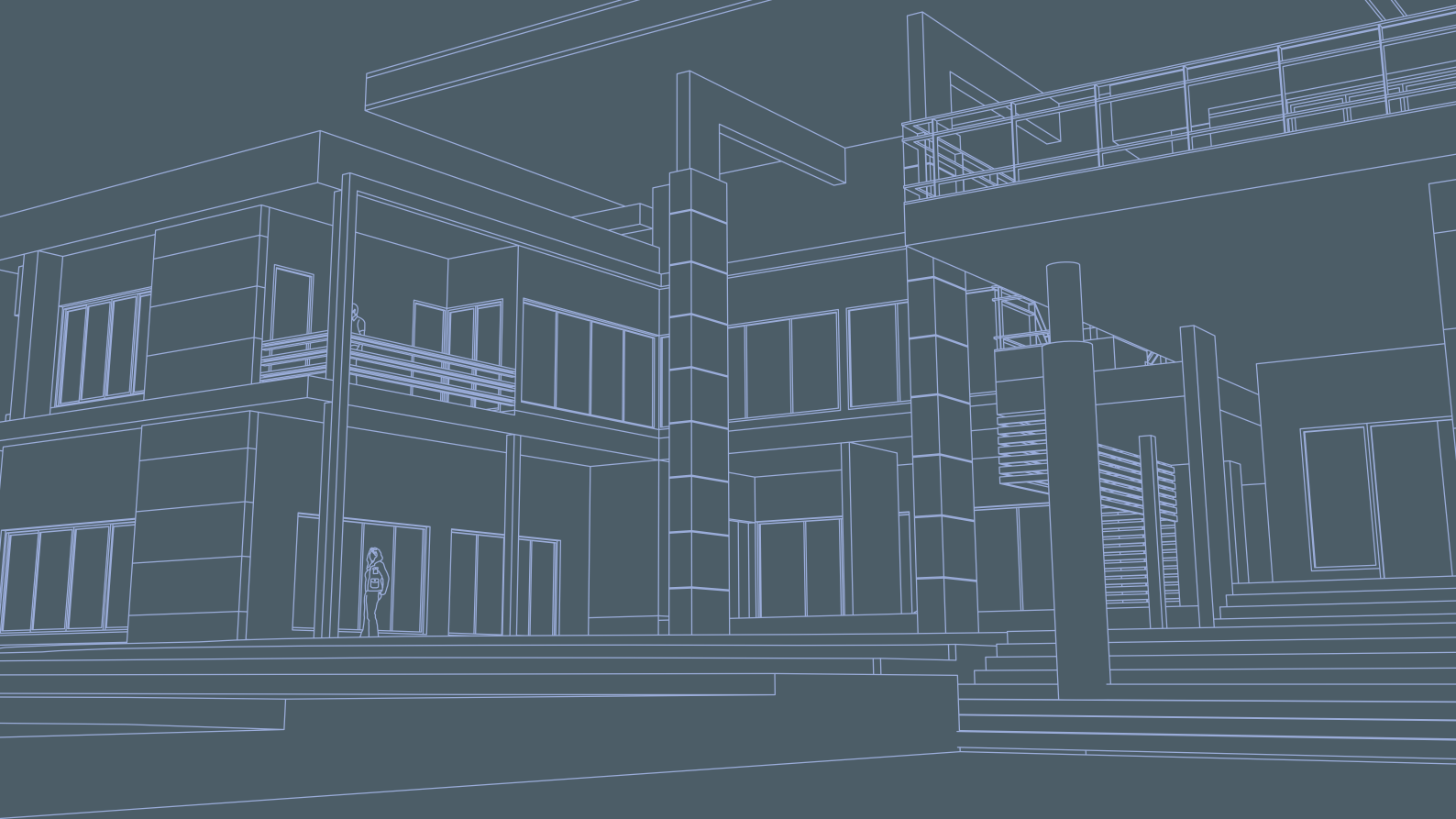


Suffolk **CONSTRUCTION
AND BUILDING SERVICES
FRAMEWORK** 2023 -27



3	Overview Of The Framework
4	The Contractors
4	Who Can Use The Framework
5	Framework Details & Governance
7	How To Award Work
8	Benefits Of Using The Framework
9	Next Steps

Overview Of The Framework

Concertus Design & Property Consultants working with Suffolk County Council have created the 4th generation of the framework by implementing the experience of delivery of projects in the public realm, their expertise in the built environment, and introducing modern methods of construction.

The framework has been designed to support public bodies in delivering their construction and building services requirements, ensuring value for money.

The framework has been split into a number of Lots to cover different project values and benefits from a diverse range of contractors.

With the need to deliver the nation's Net Zero aims, the framework includes two building services Lots which will enable organisations to appoint qualified contractors to support them in the delivery of their projects.

The types of work which can be undertaken within the Construction & Building Services Lots are set out below:

Construction (Lots 1, 2 & 3)	Building Services (Lots 4 & 5)
<ul style="list-style-type: none">■ Construction work■ Architectural and design-related services■ Installation work & services■ Siteworks/Groundworks■ Demolition, site preparation and clearance work■ Hire of construction and civil engineering machinery■ Excavating and earthmoving work■ Building installation work■ Building completion work■ Repair and maintenance services of building installations	<ul style="list-style-type: none">■ Installation services of electrical and mechanical equipment■ Energy and related services■ Building services■ Construction-related services■ Engineering services

The Contractors

Lot		Project Value	Contractors	
1	Construction	£0- £1m	Boot Construction Brock FMD Brooks & Wood Cadman & Son	Mixbrow Construction Seamans Building SEH French Stroods Specialist Contractors
2	Construction	£750k- £4.5m	Barnes Construction Brooks & Wood Kier Construction	Morgan Sindall Construction Seamans Building SEH French
3	Construction	£4m +	Barnes Construction Kier Construction Morgan Sindall Construction	Pentaco Construction RG Carter Wates Construction
4	Building Services	£0- £250k	Bower Fuller Ceetech DPL Group	Eyre Group Dalkia Stroods Specialist Contractors
5	Building Services	£150k to £1.5m	Bower Fuller Cadman & Son Ceetech	DPL Group Eyre Group Dalkia

Who Can Use The Framework

The framework can be used by all public bodies in the east of England, including:

- Local authorities
- Schools & Academies
- Police and Emergency Services
- NHS
- Central Government Departments & their agencies

EAST OF ENGLAND



Framework

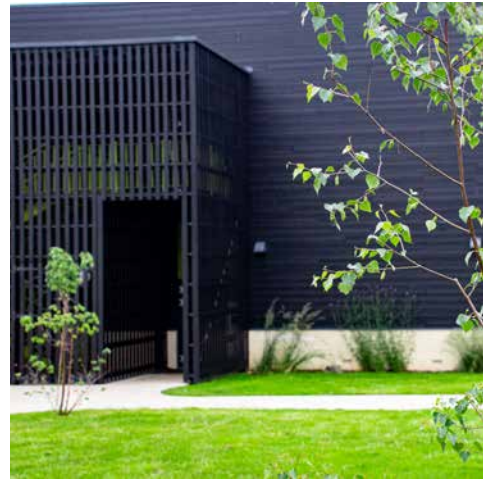
Details & Governance

The framework was procured in compliance with the Public Contract Regulations 2015 Restricted process and has a 4-year term. Customers can use any form of contract under the JCT and NEC suites of contract, or any other bespoke form of contract.

The following areas were assessed as part of the procurement process and are continually monitored throughout the duration of the framework:

- AS91 compliance
- Maintenance of appropriate insurance levels
- Health & Safety Accreditation e.g.SSIP
- Financial robustness
- Performance and adherence to KPI's

Framework Start Date:	1st June 2023
Framework End Date:	31st May 2027
FTS Contract Notice Ref:	2022/S 000-028322 Suffolk Construction and Building Services Framework - Find a Tender (find-tender.service.gov.uk)
FTS Award Notice Ref:	



How To Award Work

To make an award under the framework, the Access Agreement needs to be completed and approved for each project [\(add link\)](#)

The Framework provides 2 methods for awarding a contract

- Direct Award
- Further Competition

Direct Award

To place a direct award contract following approval of your Access Agreement, you will need to undertake the following:

- Identify the Lot which the requirements fall within

- Identify the Framework Provider which best meets your requirements taking into consideration:
 - Location
 - Time
 - Cost
 - Repetition of existing/similar work
 - Form of Contract
- Contact your chosen Framework Provider and place an order following acceptance of the quoted requirements in relation to time, cost and quality

Further Competition

To ensure a compliant further competition process your competition will need to comply with the following requirements, following approval of your Access Agreement:

- Identify the Lot which the requirements fall within
- Supplement and refine the Call Off Terms & Conditions e.g. JCT, NEC etc
- Invite tenders by conducting a further competition for the requirements in accordance with regulations and evaluation methodology
- Apply the award criteria to all compliant tenders
- Place an award with the successful Framework Provider

The Evaluation Methodology for a further competition can be set by the Customer but must comply with the provisions of the following table:

Criterion	Percentage Weightings
Quality which may include some or all of the following: <ul style="list-style-type: none"> <li style="width: 50%;">■ Solution Quality <li style="width: 50%;">■ Sustainability <li style="width: 50%;">■ Supply Chain <li style="width: 50%;">■ Health & Safety <li style="width: 50%;">■ Employment & Skills <li style="width: 50%;">■ Outcome Benefits 	To be set by the customer conducting the further competition
Cost	To be set by the customer conducting the further competition

Benefits Of Using The Framework

-  PAS 91 2013+ A1:2017 – Compliant in accordance with Public Contracts Regulations 2015
-  Direct award facility – Enabling rapid appointment
-  All contractors competitively tendered OHP rates and preliminary rates capped for life of framework 2023-2027, including both NEC and JCT forms of contract
-  Traditional and D&B forms of procurement catered for
-  Compliance to OHSAS 18001/45001 – Contractors accredited with SSIP, Constructionline, or UKAS equivalent
-  Rigorous Health and Safety assessment and evaluation
-  Pre-agreed Professional Indemnity insurance levels
-  ISO9001-governed Quality management processes
-  Environmental Management – ISO 14001 accredited-Contractors
-  Contractors obligated to use the local supply chain and reinvest into the local economy
-  Lot structure allows tailoring to contract spend within both Construction and MEP-specific Lots
-  Contractors are financially checked and benchmarked
-  Best practice and KPI controls in place
-  Environmental and Social Value obligations placed on Contractors
-  Framework best-practice and continual improvement implementation

Concertus – Complimentary Services

- Support provided from trained public procurement professionals with over 20 years of experience
- Specialist contractual & procurement advice
- Extensive experience in running further competitions including production of tailored cost/quality questions, management of tender process, in-house evaluation, analysis and subsequent recommendation of best value offers
- Full Multi-Disciplinary consultancy offer: Architecture, Landscape Architecture, Structural and Civil Engineering, Mechanical, Electrical and Public Health Engineering, Quantity Surveying, Project Management, Employers Agent, Technical Agent, Estates, Low Carbon Specialists.
- Wider group offering of recruitment, Property Management, FM, Catering, Security and Grounds Maintenance

Next Steps

If you wish to discuss your requirements or would like any further information please contact:



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Associate Director - Construction

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 andy.bates@concertus.co.uk

Or alternatively, complete the Access Agreement and issue to:
sccframework@concertus.co.uk

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