



Welcome

to the second Newsletter for the Nottinghamshire Construction Framework.



The new Head of Design and Procurement, Roger Upton, welcomes you to the 2nd Edition of the NCF Newsletter and writes ...

As many of you will probably know, Kevin Kendall left the County Council at the end of December, to take up his new job as Head of Property Services for Walsall Council.

Kevin is a great supporter of Partnership working and am sure that I speak for everyone who is involved with the Nottinghamshire Construction Framework, when I say that we are indebted to him for his vision, drive and leadership in the setting up of the Framework and we wish him every success in his new job.

I am a Chartered Building Surveyor and have worked in the property/construction sector for all of my working life. I've always had a passion for buildings and the built environment and believe that I can bring good leadership to the Design and

Procurement group to help it meet the opportunities and threats that it faces in the next few years.

My vision for the Construction Framework is to develop the Partnership working, to get more public sector organisations to join it and to deliver projects that are completed on time, on cost, of good quality and that satisfy our customers. I am impressed with the way the NCF has started, with several major projects now on site with others being planned.

I support innovation and new ways of working, provided always that they are affordable to the client. It is an exciting time for the construction industry with the challenges of sustainability and life cycle costing. Our challenge is to make it happen within the Framework!

This newsletter includes brief details on the progress we have made so far, not only on our projects but the actual workings of the Framework itself. I would like to thank all the staff involved in making the Framework the success it is and I have every confidence that we can rise to the challenges we face and look forward to its continuous development.

**Roger Upton, FRICS, IRRV,
Head of Design & Procurement
Nottinghamshire County Council**

The formal launch

of the Nottinghamshire Construction Framework

Three East Midland construction companies have officially joined forces with Nottinghamshire County Council to help build the Authority's capital projects until 2010.

Interserve, a national contractor with a regional office in Leicester, Marriott Construction, part of the Kier Group and based in Nottingham, and G F Tomlinson Ltd, a regional contractor based in Derby, are the successful companies who signed up to the contract at an official launch on the 13th December 2006.

The agreement is open to all Local Authorities in the East Midlands region offering around 45 Authorities the ability to save on the need for expensive tendering. The Partnership will follow the innovative 'Framework' policy which is part of the Council's Modernisation Agenda and enables an integrated approach to construction that has many benefits, including better value for money and improving time and cost certainty.

Over 35 projects have already been allocated with a total value of £60m, including the new Cotgrave Primary School, Holles St. Respite Unit and the new Retford Bus Station, which have all started on site (read more about these on pages 2 & 3).

Chris Baron, Cabinet member for Finance and Property at Nottinghamshire County Council said, "This Framework

Partnership will not only improve the way the Council manages and builds its assets, but will also encourage and promote best practice which can be shared across the East Midlands. This will ultimately mean a better service and quality of work for local people."



The five people who signed the Charter are, from left to right, George Franks (Interserve Project Services), Kevin Kendall (Head of Design Services, Notts County Council), County Councillor Chris Baron (Cabinet member for Finance and Property), Stewart Lawrence, (Director & General Manager, Tomlinson Building Ltd) and Richard Charman, (Divisional Director, Marriott Construction).

Retford Bus Station – Marriott

Marriott Construction were introduced to the Retford Bus station team on the 8th Sept 2006. Following this introduction, the team bonded well and a spirit of trust and cooperation developed over the next few weeks. The team worked closely together over the next few months to review all aspects of the project in order to bring the scheme in on budget and to the client's requirements.

The project consists of the construction of a single storey steel framed bus station, bus forecourt and associated street works. Works started on site on the 13th Nov 2006, with an enabling works package to divert the existing gas main which ran along the line of the new building.

These works progressed well and were completed on time to allow the reduced dig and foundation work to progress. Works were also completed as programmed in preparation for the steel frame which commenced on the 15th Jan 2007 as planned and has completed in Feb 2007 ready for the roof construction to commence.

The roof construction finished in March along with the floor slabs and internal block

walls. The external curtain walls and external works are also progressing well.

The cooperative and proactive team spirit developed over the past few months continues to thrive with all involved in the project and bodes well for a successful completion of the development.

Mike Moody, the project manager, is pleased with the working relationship and ongoing partnership with the contractor. "Obstacles are part of any project but we are overcoming them with a team spirit and working well together," Paul Horn, the client, states, "I am impressed with the new ways of working Marriott brings to the project and I look forward to working on future projects within the NCF."



Holles Street Respite Unit – Interserve

We have now commenced on site at Worksop with our first project under the Framework following a great team effort to bring the scheme within budget. The Holles Street Respite Unit consists of a new 10 bedroom suite for adults with learning disabilities in Worksop, Nottinghamshire and will operate 24 hours per day and 365 days per year.



The Design Team, led by Stella Rousou, has been undertaken in-house by NCC Design and Procurement to provide a new facility to comply with the latest Building Regulations, Care Standards Legislation and Social Services User and Service Client requirements.

The new facility is designed to minimise running and maintenance costs and incorporates sustainable features in line with corporate strategy and policy.

The building will be constructed using a timber frame incorporating natural ventilation through a large central rooflight and high level clerestory windows that provide natural lighting and ventilation to all interior spaces. In accordance with the policy of using sustainable energy measures on all buildings, the new Unit will have sun pipes to provide natural sunlight to inner en suite shower rooms and high efficiency solar glass panels offering sustainable supply for hot water.

The site works have commenced with the site strip in preparation for the substructure works. As the Holles site is adjacent to a primary school, as well as our 'Don't Walk By ...' Safety campaign, we have used our 'CHUCKIE' campaign to help the local children understand the dangers and hazards involved on a building site.



Stella Rousou, the project manager explained, "There have been a number of setbacks associated with this project due to the scheme already being fully developed and originally planned to be procured in the traditional manner.

The project has suffered from delays due to financial issues on a couple of occasions, however, with the new contractors on board, the project is finally on the road to commencement after a lengthy team analysis of costs and design which we hope will achieve best value for the end user."

Framework Manual

The Framework Manual is a key document within the Framework arrangements as it sets down the operational requirements, practices and procedures to be operated throughout the 4 year life of the Framework.

There are a number of working groups which have been set up with representatives of the Council and each of the contractors who have been developing over the past few months a variety of procedures, documents and practices which will comprise the Framework Manual.

The second issue of the Manual was issued the end of February on CD to the three contractors. This edition has also been issued to all the Nottinghamshire Framework Consultants as it is an essential tool when they are working on Framework projects.

Examples of what is included within the Manual are:-

- Framework Partnering Agreement
- Process Map
- Numerous standard NEC contract forms for compensation events, early warning notices, instructions, payment certificates, completion and defects certificates
- Health & Safety Information
- Roles and responsibilities under the NEC form of contract
- Standard Preliminaries
- Strategic performance measures
- Marketing & Publicity Guidance.

Working Groups

Since the formation of the Framework a number of working groups have been set up to look at a whole variety of issues, in terms of operational practices and procedures, with representatives from each party of the Framework: Nottinghamshire County Council (N), Interserve (I), Marriott (M) and G F Tomlinson (T). The working groups are as follows along with the names of those sitting on each group (chair first).

- **Cost processes** - Steve Collishaw (N), Steve Moorcroft (T), Ian Cox (M), Graham Shipton (I)
- **Supply Chain** - Densel Davy (N), Graham Bull (T), Andrew Howard (I), Bill Meldrum (M)
- **Health & Safety** - Graham McLoughlin (T), Mark Richards (N), Ben Buttarazzi (M), Alan Murray (I)
- **Training** - Richard Chairman (M), Paul Bottrill (N), Nick Banks (T), Graham Shipton (I)
- **Efficiency/KPIs** - TBA (N), Graham Bose (M), Les Needham (T), Andrew Howard (I)
- **Standard Documentation** - Paul Bottrill (N), Raj Arora (N), Simon Bradbury (M), Chris Flint (T), Doug Loveday (I)
- **Risk Management** - Chris Flint (T), Andrew O'Dwyer (I), Jason Brown (M), Mike Hulme (N)
- **Programming/ICT** - Dave Johnson (M), Stuart Risk (N), Nick Banks (T), Bill Whawell (T)
- **Process Map** - Paul Bottrill (N), Raj Arora (N), Nick Banks (T), Peter Weil (I), Jason Brown (M)
- **Marketing/PR** - Raj Arora (N), Paul Bottrill (N), Les Needham (T), Peter Hawes (M), John Walkerdine (I)
- **Whole Life Costs** - John Brannan (N), Martin Lomas (N), Tony Jinks (M), Doug Loveday (I), Steve Moorcroft (T)
- **Value Engineering/Design Quality** - Mike Hulme (N), Jason Brown (M), John Grundy (I), Stuart Lawrence (T)
- **Customer Care** - John Walkerdine (I), Raj Arora (N), John Hannam (N), Richard Chairman (M), Les Needham (T),

Should you wish to discuss any of these topics then please contact your organisation's representative. In this and in future newsletters we will concentrate on the work of one or two of these groups.

Cotgrave School - GF Tomlinson

Cotgrave was the first project to commence on the Nottinghamshire Construction Framework and works started on 25 September 2006 after successfully agreeing financial close in line with the client's budget requirements.

Now, seven months into the project the steel frame is complete, the roof coverings are well progressed and the concrete floor slabs have been laid. The eco friendly building will have many sustainability features such as rainwater harvesting to provide grey water for toilet flushing and a wind turbine to generate additional power and at the same time provide educational interest.

The building has also been designed to generate as much natural ventilation and light as possible to enhance the learning environment for the children. The focal point of the school is the Central Heart area which brings together the Primary, Early Years and Children Centre facilities all under one roof. The £6m scheme is the culmination of the County Council's in-house design team's vision, incorporating the requirements and specific requests of both the children and members of staff of the proposed new school.

Contractors, GF Tomlinson's involvement in the latter stages of the design process ensured, through effective value engineering and value management, that most of the desired features were incorporated within the final scheme.

David Eberlin, the project manager, explained, "The scheme is progressing well, with plenty of action currently happening on site. We are, at present, well within the target cost and there is a pro-active relationship with a joint partnership approach to the building of this project."



Joint Framework Training

Since the commencement of the Framework the training working group, containing representatives from the Council and each Contractor, have arranged several joint training events.

Three separate one day seminars on the NEC3 engineering and construction contract have taken place with representatives attending from the Council, Interserve, Marriott, G F Tomlinson, Nottingham City Council plus a further 20 people from the recently established Nottinghamshire Consultant Framework including architects, quantity surveyors and engineers. These events were facilitated by Knowles Seminars and were an in depth look at the NEC3 form of contract being used for individual projects executed under the Nottinghamshire Construction Framework.

In January a two hour introductory session on air tightness and the new Part L Building Regulation requirements was arranged jointly between G F Tomlinson and the Council, which took place in the Council Chamber. 80 people attended representing

the Framework Contractors and Consultants along with staff from the Council and Nottingham City.

Future training topics being considered by the working group includes, amongst others, risk management, health and safety (hand-over documentation), value management, design quality indicators and whole life costing.



Supply Chain Working Group and Open Event

On the 22nd November 2006, an Open Day was held at the Nottinghamshire County Cricket Club, to introduce the Nottinghamshire Construction Framework to potential supply chain members. At the Open Day prequalification questionnaires were issued to interested trades and their responses have now been scored.

An approved list has been agreed for those trades that will have "Approved Status" and those that will have "Reserved Status".

The successful contractors have been invited to an introductory workshop, where each of the Framework Contractors were able to brief them on our aspirations for the partnership and the performance indicators that will be used to monitor the performance of each trade. We will report further on this in the next newsletter which is due in Summer 2007.

We now have a database of 9 different trades, namely:

1. Fire Sprinkler Installers
2. Catering Equipment
3. Electrical Contractors
4. Aluminium Windows and Doors
5. Steel Frame
6. Timber Frame Manufacturers
7. Mechanical Contractors
8. Mechanical & Electrical Contractors
9. Lift Manufacturers and Installers

The working group will also consider standardisation of components, will manage the approved list and will track the performance of the supply chain.



The picture above represents, among others, members from the working group and include from the left:

David Freeman (Supply Chain Manager, Marriott), Bill Meldrum (Area Buying Manager, Marriott Construction), Graham Bull (Cost Manager, GF Tomlinson), Andrew Howard (Contracts Manager, Interserve), Densel Davy (Team Manager, NCC), Peter Weil (Regional Manager, Interserve), Richard Hanson (Service Director, NCC).

Expanding the Framework beyond Nottinghamshire

Currently over £60 million of Nottinghamshire construction projects have been allocated to the three Framework Contractors, however from the initial inception it was always intended that the Framework would be open to other contracting authorities within the East Midlands. The benefits to other Authorities is that Nottinghamshire has already been through the lengthy and costly OJEU procurement process and they can "buy-in" and shortcut that lengthy process by entering into an Access Agreement which will give them access to the three Framework Contractors.

To date several Authorities have expressed interest and discussions are at an advanced stage with two Authorities. Daventry District Council and Northamptonshire County Council have already formally entered in to an Access Agreement and their first projects have been allocated.

For those Local Authorities within the East Midlands wishing to take advantage of this Framework please contact Paul Bottrill on e-mail paul.bottrill@nottscc.gov.uk who will be happy to discuss this further with you.

For further information regarding the Framework please contact

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This publication can be made available in alternative formats and languages upon request.

For information relating to the Newsletter or any Marketing issues please contact your Marketing Working Group Representative:

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