

Lot 3 – Building Surveying

1.0 General

Cumbria County Council and other Public Sector Partners (*The Employer*) in Cumbria, intend to set up a Framework Contract to provide Infrastructure Planning consultancy services for a diverse range of projects.

During the lifetime of the Framework Agreement *Framework Users* may call off Consultants from the Framework to provide services in relation to a particular project or projects. The scope of services could be wide ranging in nature from providing early project advice and services including surveys and reports on *The Framework User's* proposals to providing project delivery from inception to completion. Consultants will be appointed under the call off terms and conditions of the Framework Agreement.

The services detailed below are an outline of the perceived scope of the services required by *The Framework Users*; however a specific project Scope of Services will be prepared by the commissioning officer for each individual piece of work/project and services additional to those outlined below may be included within the Scope of Services.

Although services will be commissioned by *the Framework Users*, the Consultants may from time to time be required to act for *The Framework User* in partnership with other entities both in the public and private sector on projects part funded by *the Framework User*. For the avoidance of any doubt the Framework User and the Consultant will be the parties to the Contract.

This scope applies to both sub lots. Tenderers may wish to submit bids so that they may provide services under one or both sub-lots of this Framework.

2.0 Objectives of the services

The Councils Vision is:

“To be an effective and efficient organisation that delivers the best possible services for the people of Cumbria within its available resources, protects the vulnerable, and works with others in the community to shape services and help find solutions for the future.”

The key objectives expected via the Framework Contract are as set out below:

- to assist The Council achieve their overall Council Plan, e.g. – To promote sustainable economic growth, and create jobs and, to be a modern and efficient council and to provide a safe and well managed highways network, secure infrastructure improvements and support local economic growth.

- to form an effective partnership in all projects in the pursuit of best value and efficiency savings in all projects.
- to promote the principles of Construction Excellence including all aspects of procurement, design, delivery, sustainability and continuous improvement.
- to ensure that in relation to each commission that the statutory obligations of *The Employer* are met.

3.0 Scope of the services

The Employer is setting up a Framework Contract for Building Surveying to provide consultancy services which may be required to deliver a range of projects. Typically (but not exclusively) consultancy services will be required to deliver the following range of projects:

- General civil engineering and infrastructure
- Land Remediation and landscaping
- New build / Extensions
- Planned Maintenance
- Regeneration Initiatives
- Upgrading and refurbishment of existing portfolio of properties

The intention of the lot is to enable the single engagement of a Building Surveyor led team to deliver projects, including all necessary sub-consultants. The range of services listed is intended to give scope to achieve this

4.0 Services Required

Typically (but not exclusively) the services will include:

- Scott schedules of dilapidation and negotiation
- Schedules of Repair
- Expert witness services
- Insurance reinstatement works, i.e. fire and flood etc
- Schedules of condition, typed and photographic
- Insurance valuations
- General building surveys
- Defect analysis & building pathology
- Structural surveys/ design
- Asbestos surveys (CAT 1, 2 & 3)
- M&E and BMS surveys/assessment/testing/ design
- Measured surveys

- Preparation of technical specifications and drawings for new build work and refurbishment, CDM file compilation
- Due diligence surveys
- DDA Regulations and Surveys
- Building Risk Assessment
- Health & Safety Surveys/Inspections
- Building services
- Facilities management
- Landscape management
- Principal Designer
- Preparation of tender and contract documents using current common forms (JCT, NEC3, etc.)
- Site investigation and appraisal
- Surveys – Condition, Historical, etc.
- Quantity Surveying and cost control
- Contract administration
- Site supervision
- Clerk of Works
- Planning Applications and building control applications
- Work on listed buildings and listed building consent
- Party Wall Act Services
- Historic Estate advice
- Design Quality assessment / measurement
- Whole life cost and value assessments
- Energy conservation and efficiency
- Sustainability advice and implementation
- Arrange and manage specialist surveys, i.e. asbestos, environmental, traffic, etc.

“For clarity – it is expected that all sub-consultants and sub-contractors required to fulfil a particular commission under the Professional Services Framework will be engaged by, and work through, the lead [multi-disciplinary consultant/ architect/building surveyor]”.