

Framework Agreement

Hampshire Policy Authority

Services: Multi-disciplinary
Contract Dates: 2002 - 2012
Contract Value: Variable

Project Overview

Keegans are currently providing major and minor multi-disciplinary services under a Framework Agreement. All projects are performed as a full project management service including feasibility, design, planning and contract administration.

Process efficiencies introduced

Since the commencement of the Agreement we have endeavoured to operate as a pro-active partner to Hampshire Constabulary to ensure that the specific operational needs of the client are achieved. This successful relationship has resulted in a very close working relationship with Hampshire Constabulary's Estates department ensuring that their needs and requirements are fully understood and incorporated into the final design packages.

In particular, we have always recognised that the client's budget is highly flexible and that projects can arise at very short notice requiring pro-active changes to programmes and fast tracking of some projects. This flexibility has enabled us to meet the rapidly changing needs of a modern Police Authority while maintaining control of budgets and programmes.

One key area (for the client) is estimating accuracy and budget control. Due to the fixed nature of their budgets it is essential that

pre-tender estimates are within an absolute maximum of 10% of the final contract sum. Our record in this area engendered great confidence within Hampshire Constabulary with many estimates being within 2-3% - often in "second place" on the tender return schedules. This has enabled them to programme works with a greater degree of certainty.

Capturing and acting upon relevant technical issues

The key to a successful relationship with a client such as Hampshire Constabulary is a clear understanding of the technical and political factors that drive their works requirements. These include ensuring that they operate in compliance with Statutory Legislation (eg DDA, fire, planning and Building Regulation requirements) in the conception and delivery of schemes and acting upon the specialist technical requirements of some of their more unusual departments. Examples of these are the special training facilities and the High Tech Crime Unit.

In all cases we have ensured that the technical requirements of all users (client or visitors) have been met. This has included acting as the client's representative in negotiations with planners, building control and contractors with the client having full confidence that his best interests are being properly represented.



Inkerman and Skills House

Hampshire Police Authority

Technical advice provided

Services provided have always included a full range of Building Surveying, Structural, Architectural and Building Services advice. This advice is obviously included in the formal commissions but has also been freely provided on an ad-hoc basis in support of the spirit of partnership that has prevailed on this framework agreement.

Added Value

We believe that one of the key areas of added value that we have brought to this commission is our willingness to provide additional services at limited or no additional fee. In addition to the free professional advice on general matters mentioned above we do not pursue fees for other apparent "additional" services such as reworking designs to suit changed requirements or Director's involvement in managing the commission.

Details of some of our projects include:

- Inkerman block internal mezzanine - £984k
- Specialist Skills Training Simulator - £520k
- County wide Premises Improvement/DDA improvements 7 individual, multi-site contracts – Average value £335k - Upgrade and improve all police stations in Hampshire and the Isle of Wight including remodelling all front office services and public areas (to meet DDA requirements) and improvements to police welfare facilities.
- Window replacement programme – Rolling programme - £2.41m - Various police stations across Hampshire and Isle of Wight.
- "Grass" car park at Victoria House (Grade II listed building) - £230k - Environmentally friendly grass car park within grounds of Grade II listed building requiring listed building consent. Construction included recycled crushed concrete sub base and recycled plastic "Ecobloc" grassed finish.
- High Tech Crime Unit specialist computer facility - £180k - Specialized and secure computer unit for the Constabulary's High Tech Crime Unit. Included specialist power and computer facilities and fire suppression systems.
- Osborne Quarters Classrooms - £142k - Conversion of listed Victorian residential buildings to provide modern police training classroom facilities.
- Longmoor Room audio visual conference centre
- Winchester headquarters foyer and kitchen refurbishment
- Winchester headquarters new approach road
- Construction of a specialist 'rubber range' facility.
- Victoria House restroom refurbishment
- Victoria House Duke room WCs