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Tender

Professional Services Framework

Wealden District Council

F02: Contract notice

Notice identifier: 2025/S 000-002447

Procurement identifier (OCID): ocds-h6vhtk-04d5e0

Published 23 January 2025, 5:51pm

Section I: Contracting authority

I.1) Name and addresses

Wealden District Council

Council Offices, Vicarage Lane

Hailsham

BN27 2AX

Contact

Stephen Bottomley

Email

esph@wealden.gov.uk

Country

United Kingdom

Region code

UKJ22 - East Sussex CC

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.wealden.gov.uk/>

Buyer's address

<https://www.sesharedservices.org.uk/esourcing>

I.3) Communication

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

<https://www.sesharedservices.org.uk/esourcing>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.sesharedservices.org.uk/esourcing>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Professional Services Framework

Reference number

ESPH618

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

Wealden District Council are seeking to establish a framework for the appointment of professional services consultants to support the delivery of corporate, strategic and capital construction projects. The Council is looking to appoint a wide variety of experienced Consultants to the framework. This framework is targeted for use by the district and borough Councils in East Sussex: Wealden District Council, Rother District Council, Lewes District Council, Eastbourne Borough Council, and Hastings Borough Council. The framework will be divided into lots for the following consultants: (1) Architect Services, (2) Mechanical and Electrical, (3) Civil & Structural Engineers, (4) Quantity Surveyor,(5) Employers Agent Services, (6) Project Management, (7) Clerk of Works, (8) Archaeological and Heritage Consultant, (9) Landscape Architects Services, (10) Planning Consultant, (11) Transport Consultant, (12) Building Surveyors, (13) Ground Investigation, (14) Ecological Survey Services, and (15) Hydrology Consultant Services

II.1.5) Estimated total value

Value excluding VAT: £76,500,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Architect Services

Lot No

1

II.2.2) Additional CPV code(s)

- 71200000 - Architectural and related services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant architects will be required to provide services as described in the Royal Institute of British Architects (RIBA) Plan of Work.

- RIBA stage 0/1 to help the Council determine the viability of a project.
- RIBA stages 2 to 4 to develop a project in sufficient detail to issue tender documents for a build contract award. To include the role of Principle Designer (CDM & Building Safety Act).
- Consultant services for RIBA stages 5 to 7, this may include novation to a design and build contractor or being retained to provide client support

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £10,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Mechanical and Electrical Services Consultants

Lot No

2

II.2.2) Additional CPV code(s)

- 71321000 - Engineering design services for mechanical and electrical installations for buildings

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant's will be required to provide M & E services to align with the Royal Institute of British Architects (RIBA) Plan of Work.

- Advisory services;

- Design management;
- Planning, analyses and programming;
- Integration;
- Project administration and project management;
- Technical construction management;
- Validation and verification;
- Status control;
- Facility management;
- Post occupancy evaluation;
- Technical due diligence;
- Field studies;

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £8,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Civil and Structural Engineering

Lot No

3

II.2.2) Additional CPV code(s)

- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Civil and Structural Engineers are required to provide services required to progress a development project. Appointments will be based on the RIBA Plan of Work and will vary according to individual project requirements. To include but not limited to:

- RIBA stage 0/1 to help the Council determine the viability of a project;
- RIBA stages 2 to 4 to develop a project in sufficient detail to issue tender documents for a build contract award;
- Feasibility studies;
- Detailed design;
- Preparation of construction drawings;

- Production of tender documents;
- Construction supervision and administration and final approval of the works;
- Design of roads, highways and drainage schemes including hydraulic modelling and simulation of storm events, SuDS design etc;
- Submission to the Highway Authority for technical approval and incorporation into the relevant sectional agreement (eg Section 38, Section 278, Section 104);
- Consultant services for RIBA stages 5 to 7 may include. This may include novation to a design and build contractor or being retained to provide client support.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £8,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Quantity Surveyor Services

Lot No

4

II.2.2) Additional CPV code(s)

- 71324000 - Quantity surveying services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant quantity surveyors will be required to provide cost management services in accordance with those published by the Royal Institute of Chartered Surveyors (RICS) Scope of Services (May 2022) and subsequent revisions. To include but not limited to:

- General;
- Enabling Works;
- Health and Safety;
- Project Costs;
- Contracts Related Services;
- Tendering and Procurement Services (based upon single and 2 stage design and build forms of JCT contracts);
- Construction Phase Services;
- Additional Construction Phase Services - Design and Build Contracts;
- Contractual
- RIBA stage 0/1 to help the Council determine the viability of a project;

- RIBA stages 2 to 4 to develop a project cost plan in sufficient detail to issue tender documents for a build contract award;

- Consultant services for RIBA stages 5 to 7 may vary. This may include novation to a design and build contractor or being retained to provide client QS support.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £6,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Employers Agent Services

Lot No

5

II.2.2) Additional CPV code(s)

- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant's will be required to provide Employer's Agent services for Design and Build contracts, as described in the Royal Institute of Chartered Surveyors (RICS) Employer's Agent Scope of Services. The employer's agent may be required to provide the services of Principal Designer and fully discharge responsibilities described in the Construction Design and Management Regulations 2015.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £6,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Project Management Consultant

Lot No

6

II.2.2) Additional CPV code(s)

- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant's will be required to provide services as described in the Royal Institute of Chartered Surveyors (RICS) Scope of Services for Project Managers, including but not limited to:

- General;
- Project Brief and Design;
- Procurement;
- Construction;
- Building Information Management (BIM).

II.2.5) Award criteria

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

documents

II.2.6) Estimated value

Value excluding VAT: £7,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Clerk of Works

Lot No

7

II.2.2) Additional CPV code(s)

- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Inspecting construction work ensuring it complies with specifications and drawings. Measuring and quality checking materials used on site. Identification of defects and remedial measures. Fortnightly monitoring of progress on site and issue of reports. Maintaining detailed records of work. Referring to plans, photographic records of work together with sampling and measurement as required by the contract. Liaising with the contractors and design team. Compliance with health & safety, building regulations, legal and ecological requirements. Management of latent defects. Any further inspections, attendants and service over and above that stated in the scope of service above.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £4,500,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Archaeology and Heritage Consultant Services

Lot No

8

II.2.2) Additional CPV code(s)

- 71351914 - Archaeological services
- 71510000 - Site-investigation services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Archaeological and Heritage Desk Based Assessment and Site Visit: known and potential archaeological and heritage (including Conservation Area and Listed Buildings) resources within the proposed development area plus an appropriate buffer to assess the immediate context; Reference to all relevant and available sources to identify heritage assets, assess their significance and the potential to identify previously unrecorded archaeological remains; Identification of the potential for impacts on and around the site on archaeological remains, undesignated built heritage, historic landscape and the potential effects on the setting of the surrounding designated heritage assets; Site visit assessment, including source information from records offices; Consultation with the County Archaeologist to determine whether additional assessments and surveys are required, and to explore the scope and timing of any such works; Consultation with Historic England, if required.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £2,500,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Consultant Landscape Architect

Lot No

9

II.2.2) Additional CPV code(s)

- 71420000 - Landscape architectural services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant landscape architects will be required to provide services following the Royal Institute of British Architects (RIBA) Plan of Work. RIBA stages 2 to 4 - working with other members of the design team: develop landscape proposals in sufficient detail to satisfy local planning authority requirements; prepare proposals that are affordable within the

cost plan; prepare tender documents for a build contract award. RIBA stages 5 to 7 -
Landscape Consultant services

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Planning Consultant Services

Lot No

10

II.2.2) Additional CPV code(s)

- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Planning Consultants are required to provide services as part of a larger design team to inform the preparation of the documentation required to gain planning permission. To include but not limited to: Planning and development advice to deliver planning permission; Strategic site promotion through the development plan making process; Preparation, negotiation and management of planning applications; Project management of the planning application process; Planning Applications; Appeals

Changes of Use; Development Appraisals; Strategic Site Development Briefs; S.73 Applications; Neighbourhood Plans; Funding Bids; Design and Access Statements; Pre-Application Advice; Lawful Development Certificates; Development Plan Reqs; Public Engagement.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Transport Consultant Services

Lot No

11

II.2.2) Additional CPV code(s)

- 71311200 - Transport systems consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

The highways Consultant will be required to provide services as part of a larger design team to inform the preparation of the documentation required to gain planning permission. Including but not limited to: Transport Assessments; Transport Statements; Traffic Impact Assessments; Travel Plan Co-ordinator Role; Travel Plans; BREEAM Travel Plans; BREEAM Travel Statements; Road Safety Audits; Highway Condition Surveys; Vehicular Access Design and Swept Path Analysis (Tracking); Input to Environmental Impact Assessments.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £5,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Building Surveyors

Lot No

12

II.2.2) Additional CPV code(s)

- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant building surveyors may be required to provide the following, not limited to, services: Condition surveys; Dilapidation surveys; Measured surveys & CAD plans; Party Wall Agreements.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Ground Investigation Services

Lot No

13

II.2.2) Additional CPV code(s)

- 71351500 - Ground investigation services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Site survey services will be required to inform ongoing project work. Appointments will vary according to individual project requirements, but services required include, but are not limited to: Desk based site investigations to include UXO; On site intrusive ground investigations; GPR Surveys; Contamination surveys and reports.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Lot No

14

II.2.2) Additional CPV code(s)

- 71351200 - Geological and geophysical consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Consultant ecologists will be required to provide services to assist with the assessment, recommendations and action plans required to discharge all planning conditions and to ensure a scheme's compliance with required policies, including but not limited to: Preliminary Ecological Appraisals; Stage 2 survey work; Further ecological works including scheme reviews; BNG calculations and work required to deliver BNG either onsite or offsite.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Flood Risk Assessment Services

Lot No

15

II.2.2) Additional CPV code(s)

- 71353000 - Surface surveying services
- 71510000 - Site-investigation services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Flood Risk Assessment: Identify and assess the flood risks associated with the proposed development; Evaluate the potential impacts of the development on local flood risk; Ensure that the development complies with the local planning authority's planning policies and relevant regulations; Propose effective flood risk management and mitigation measures. Comprehensive Report detailing: flood risk findings and proposed mitigation measures; Maps and diagrams illustrating flood risk zones, proposed development layout, and drainage solutions; A summary of compliance with the local planning authority's flood risk management policies and the National Planning Policy Framework (NPPF). Additional flood risk assessment services as necessary.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £2,500,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As per the tender documentation.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

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

25 February 2025

Local time

12:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom