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Tender

MBC - Invitation to Tender For Earl Street Public Realm Improvement Scheme (Project Team)

Maidstone Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-003292

Procurement identifier (OCID): ocds-h6vhtk-06062b

Published 14 January 2026, 7:05pm

Scope

Description

Maidstone Borough Council (MBC) is looking to deliver a public realm improvement scheme in Earl Street, Maidstone and is seeking to appoint a project team to work with the client officers to oversee both the design and construction phases.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Maidstone:-Construction-work./8B49632D42>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/8B49632D42>

Total value (estimated)

- £0 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 December 2027
- 1 year, 9 months

Main procurement category

Works

Lot constraints

Description of how multiple lots may be awarded:

To best satisfy the needs of the project, this tender has been split into four lots. The Schedule of Services for each of the Lots are included in Appendices 3-6.

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Employer's Agent including Quantity Surveyor and Principal Designer services

Description

To act on behalf of the client to manage and coordinate the design, procurement and construction processes for the whole project. Their responsibilities include coordinating between the client, design team, and other stakeholders to ensure the design aligns with the client's brief, budget, and programme, preparing tender documentation, coordinating the tendering and evaluation process, advising on contractor selection, and ensuring compliance with relevant procurement regulations. Post-award, they will administer the contract, monitor progress, and ensure that the project is delivered in accordance with agreed terms, budget, and timeline. Managing the financial aspects of the scheme. Responsibilities include preparing cost estimates, advising on budget constraints, developing bills of quantities, and supporting tender evaluations. Throughout the project, the QS monitors expenditure, manages variations, and ensures value for money, helping to keep the scheme within budget while maintaining quality and compliance with procurement regulations. The Principal Designer, appointed under the CDM Regulations 2015 to plan, manage, and coordinate health and safety during the pre-construction phase of the public realm improvement scheme. Ensure that risks are identified and mitigated early in the design process, facilitate collaboration between designers and contractors, and maintain the project's health and safety file. Their role is critical in ensuring that the design is safe to build, use, maintain, and eventually demolish.

Lot value (estimated)

- £0 including VAT

CPV classifications

- 45000000 - Construction work
- 71541000 - Construction project management services
- 72224000 - Project management consultancy services
- 75112100 - Administrative development project services

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Urban Designer (Architect) including Stakeholder Engagement

Description

To lead on the spatial and aesthetic vision for the scheme, ensuring that the design enhances the character, functionality, and accessibility of the area. They will integrate landscape, architecture, and infrastructure elements to create cohesive, inclusive, and sustainable public spaces. Includes concept development, and coordination with other design professionals to ensure the scheme reflects community needs and strategic objectives. Lead on developing and delivering a comprehensive engagement strategy to ensure meaningful involvement of key stakeholders, including local businesses, residents, councillors, and the highways authority. Their role includes facilitating consultation events, managing communications, gathering feedback, and ensuring stakeholder views are reflected in the design and delivery of the scheme. They will help build consensus, manage expectations, and support transparent decision-making throughout the project lifecycle.

Lot value (estimated)

- £0 including VAT

CPV classifications

- 45211360 - Urban development construction work

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Transport Planner

Description

To assess and advise on the movement of people and vehicles within and around the public realm improvement area. This includes analysing traffic flows, pedestrian and cycling accessibility, public transport integration, and parking strategies to ensure the scheme supports sustainable and efficient transport outcomes, in consultation with the Highways Authority. They will work closely with the design team to embed transport considerations into the layout, ensuring compliance with local and national transport policies and enhancing connectivity and safety.

Lot value (estimated)

- £0 including VAT

CPV classifications

- 34923000 - Road traffic-control equipment
- 34926000 - Car park control equipment
- 34990000 - Control, safety, signalling and light equipment
- 34996000 - Control, safety or signalling equipment for roads
- 45000000 - Construction work

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Civil Engineer

Description

To be responsible for delivering technical expertise and oversight throughout the design

and implementation of the scheme. This will include undertaking site assessments and feasibility studies, developing detailed engineering designs for highways, footways, drainage systems, and associated infrastructure, and ensuring compliance with all relevant standards and regulations, including SuDS and highways adoption requirements. The role will also involve close coordination with urban designer, planners, utility providers, and local authorities to ensure integrated and practical design solutions. During construction, the civil engineer will provide technical support, carry out site inspections, and assist in resolving engineering issues as they arise. They will also contribute to cost and risk management through value engineering and the identification of potential risks and mitigation strategies.

Lot value (estimated)

- £0 including VAT

CPV classifications

- 45000000 - Construction work
- 71300000 - Engineering services
- 71311000 - Civil engineering consultancy services

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot Lot 1. Employer's Agent including Quantity Surveyor and Principal Designer services

Lot 2. Urban Designer (Architect) including Stakeholder Engagement

Lot 3. Transport Planner

Lot 4. Civil Engineer

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

11 February 2026, 12:00pm

Tender submission deadline

18 February 2026, 12:00pm

Submission address and any special instructions

<https://www.kentbusinessportal.org.uk/>

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Award decision date (estimated)

9 March 2026

Award criteria

Name	Type	Weighting
Quality	Quality	80%
Cost	Cost	20%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Maidstone Borough Council

- Public Procurement Organisation Number: PGRT-5366-CGWY

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Organisation type: Public authority - sub-central government