

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/004181-2023>

Tender

## **Harrow Campus Masterplan - Consultancy**

THE UNIVERSITY OF WESTMINSTER

F02: Contract notice

Notice identifier: 2023/S 000-004181

Procurement identifier (OCID): ocds-h6vhtk-03a4b2

Published 10 February 2023, 1:16pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

THE UNIVERSITY OF WESTMINSTER

309 Regent Street

LONDON

W1B2HW

#### **Contact**

Steve Phelps

#### **Email**

[phelpss@westminster.ac.uk](mailto:phelpss@westminster.ac.uk)

#### **Telephone**

+44 7725138435

**Country**

United Kingdom

**Region code**

UKI32 - Westminster

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.westminster.ac.uk>

Buyer's address

<https://procontract.due-north.com>

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Education

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Harrow Campus Masterplan - Consultancy

Reference number

DN653164

#### **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**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team

#### **II.1.5) Estimated total value**

Value excluding VAT: £15,000,000

## **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Lot Exclusions - In order to maintain independence of service, the University will not award any combination of the following lots to a single supplier:

Lot 1: Architect, Lot 6: Project Manager, Lot 7: Cost Manager

Suppliers may be selected for tender, if they successfully pass the SSQ stage for any lot. In this case, at tender evaluation the University will either:

- Take the supplier preference into account, and/or
- Award any conflicting lots to the closest 2nd place bidder

## **II.2) Description**

### **II.2.1) Title**

Architect & interior designer

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

#### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

#### **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: £15,000,000

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

Start date

15 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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**

Services engineer

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support

on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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 engineer& structural engineer

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information



about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

## **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 control

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply

for approval of reserve matters .The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings , but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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**

Fire engineer

Lot No

5

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be

appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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 manager

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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**

Cost manger

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

## **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**

BREAM consultant

Lot No

8

## **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

## **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

## **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

## **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

## **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**

Acoustician

Lot No

9

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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**

Principal designer

Lot No

10

### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

Harrow

#### **II.2.4) Description of the procurement**

The University is seeking a suitably experienced supplier/s to provide Consultancy support on the Harrow Campus Masterplan Project.

The University of Westminster Harrow Campus is part of the wider Northwick Park Masterplan, for which there are 4 landowners that collectively own the land. The information about the One Public Estate masterplan (OPE) is included as an appendix to the scope document.

The OPE masterplan has an outline planning permission, and the planning strategy is to apply for approval of reserve matters. The application should be submitted within 3 years of the outline permission therefore no later than January 2026.

The tender for the consultants will be for all phases and all buildings, but the team will be appointed initially for RIBA stage 1 for all buildings. Then the appointment will be initially for the buildings included in reserve matters first application.

Full scope details can be found in Harrow Campus Masterplan Scope for Design Team.

#### **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: £15,000,000

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

Start date

14 May 2023

End date

31 December 2028

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 8

### **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.1.2) 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.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

13 March 2023

Local time

11:00am

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

16 March 2023

#### **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.2) Information about electronic workflows**

Electronic invoicing will be accepted

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

University of Westminster

London

Country

United Kingdom