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Contract

## **Building Works Framework Agreement**

Mayor's Office for Policing & Crime (Metropolitan Police Service)

F20: Modification notice

Notice identifier: 2023/S 000-019163

Procurement identifier (OCID): ocds-h6vhtk-02b460

Published 5 July 2023, 2:38pm

### **Section I: Contracting authority/entity**

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

Mayor's Office for Policing & Crime (Metropolitan Police Service)

LONDON

#### **Email**

[CommercialMailbox-Construction@met.police.uk](mailto:CommercialMailbox-Construction@met.police.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI - London

#### **Justification for not providing organisation identifier**

Not on any register

## **Internet address(es)**

Main address

<http://www.met.police.uk>

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## **Section II: Object**

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

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

Building Works Framework Agreement

Reference number

2021/S 000-011502

#### **II.1.2) Main CPV code**

- 45000000 - Construction work
  - IA01 - Design and construction
  - IA04 - Exterior
  - IA05 - Finishing work
  - IA06 - Fitted
  - IA08 - Floors
  - IA09 - Interior
  - IA10 - Modernisation
  - IA11 - Modification
  - IA13 - Reconstruction
  - IA14 - Renovation and extension

- IA19 - Conversion
- IA23 - Overhaul and repair
- IA24 - Reconditioning
- IA25 - Refurbishment
- IA26 - Removal
- IA31 - Improvements
- IA36 - For buildings
- IA38 - For mechanical installations
- IA40 - Renovation

### **II.1.3) Type of contract**

Works

## **II.2) Description**

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

Multi Lot Building Works Framework

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

NUTS codes

- UKI - London

### **II.2.4) Description of the procurement at the time of conclusion of the contract:**

The Authority selected a panel of contractors to undertake building works across the Metropolitan Police estate.

Works include:

Internal refurbishment and fit out of buildings, offices, police stations, training facilities, etc.

Alteration and extension.

Decoration.

Public health engineering.

Mechanical and electrical installation.

Mechanical and electrical repair and replacements.

Internal fabric repairs, replacement and installation.

External fabric repairs, replacement and installation.

Demolition.

Asbestos removal.

New build works with the option to include design services.

Dangerous structures

Other relevant and necessary works and associated services.

Please refer to Contract Award Notice 2022/S 000-003130 for details of Lot structure and estimated values.

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

Duration in months

48

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## **Section IV. Procedure**

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

#### **IV.2.1) Contract award notice concerning this contract**

Notice number: [2022/S 000-003130](#)

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## **Section V. Award of contract/concession**

### **Contract No**

2022/S 000-003130

### **V.2) Award of contract/concession**

#### **V.2.1) Date of conclusion of the contract/concession award decision:**

1 February 2022

#### **V.2.2) Information about tenders**

The contract/concession has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor/concessionaire**

Coniston Ltd

Dartford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01688008

The contractor/concessionaire is an SME

Yes

#### **V.2.3) Name and address of the contractor/concessionaire**

Wates Property Services Limited

Leatherhead

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01141788

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

Vinci Construction UK Ltd

Watford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

002295904

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

Axis Europe PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01991637

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

SW Bruce & Co. Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

03529448

The contractor/concessionaire is an SME

Yes

### **V.2.3) Name and address of the contractor/concessionaire**

Willmott Dixon Interiors Limited

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04118020

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

Overbury PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

836946

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

Baxall Construction Limited



Paddock Wood

Country

United Kingdom

NUTS code

- UKI - London

Companies House

1079105

The contractor/concessionaire is an SME

Yes

### **V.2.3) Name and address of the contractor/concessionaire**

Amber Construction Services Limited

Barking

Country

United Kingdom

NUTS code

- UKI - London

Companies House

4184802

The contractor/concessionaire is an SME

Yes

### **V.2.3) Name and address of the contractor/concessionaire**

Dornan Engineering Services Limited

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

05799522

The contractor/concessionaire is an SME

No

### **V.2.3) Name and address of the contractor/concessionaire**

Enerveo Ltd

Reading

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02317133

The contractor/concessionaire is an SME

No

### **V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)**

Total value of the procurement: £200,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

This framework agreement will be available for use by the following other public sector bodies:

Kent Police, Essex Police, Surrey Police, Thames Valley Police, City of London Corporation, City of London Police, National Crime Agency, and members of the Greater London Authority Group (GLA) may access the Framework including; London Fire Brigade, Transport for London, London Legacy Development Corporation, London and Partners, London Travel Watch, London Pensions Fund Authority, ReLondon and Museum of London. The Authority proposes to call off from the Framework Agreement either using minicompetitions or by direct awards where appropriate. The Authority will apply certain rules to call off from the Framework Agreement which can be found in the tender documents.

The Authority, acting in accordance with PCR15, reserves the right to:

- a. Amend, add to or withdraw all, or any part of this procurement and the right to terminate this procurement process at any time;
- b. Not enter into any agreement for some, or all of the works and services for which the tenderers are invited to tender.
- c. Reduce the scope of the service requirements included in this procurement process.
- d. There is no guarantee of the volumes of work through either the Framework or through individual Lots.
- e. The Authority reserves the right to increase or decrease the volume of work in each Lot and/or the Framework as a whole depending upon the Authority's operational requirements

to maintain the efficient management of the Metropolitan Police Estate during the Framework period.

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

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

Mayor's Office for Policing & Crime

London

Email

[CommercialMailbox-Construction@met.police.uk](mailto:CommercialMailbox-Construction@met.police.uk)

Country

United Kingdom

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## **Section VII: Modifications to the contract/concession**

### **VII.1) Description of the procurement after the modifications**

#### **VII.1.1) Main CPV code**

- 45000000 - Construction work

#### **VII.1.3) Place of performance**

NUTS code

- UKI - London

Main site or place of performance

London

#### **VII.1.4) Description of the procurement:**

The Authority selected a panel of contractors to undertake building works across the Metropolitan Police estate.

Framework value estimated at £200,000,000

Works include:

Internal refurbishment and fit out of buildings, offices, police stations, training facilities, etc.

Alteration and extension.

Decoration.

Public health engineering.

Mechanical and electrical installation.

Mechanical and electrical repair and replacements.

Internal fabric repairs, replacement and installation.

External fabric repairs, replacement and installation.

Demolition.

Asbestos removal.

New build works with the option to include design services.

Dangerous structures

Other relevant and necessary works and associated services.

Please refer to Contract Award Notice 2022/S 000-003130 for details of Lot structure and estimated value.

#### **VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession**

Duration in months

48

#### **VII.1.6) Information on value of the contract/lot/concession (excluding VAT)**

Total value of the contract/lot/concession:

£200,000,000

#### **VII.1.7) Name and address of the contractor/concessionaire**

Coniston Limited

Dartford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01688008

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Wates Property Services Limited

Leatherhead

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01141788

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Vinci Construction UK Ltd

Watford

Country

United Kingdom

NUTS code

- UKI - London

Companies House

002295904

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Axis Europe PLC

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01991637

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

SW Bruce & Co. Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

03529448

The contractor/concessionaire is an SME

Yes

**VII.1.7) Name and address of the contractor/concessionaire**

Willmott Dixon Interiors Limited

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04118020

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Overbury PLC

London



Country

United Kingdom

NUTS code

- UKI - London

Companies House

836946

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Baxall Construction Limited

Paddock Wood

Country

United Kingdom

NUTS code

- UKI - London

Companies House

1079105

The contractor/concessionaire is an SME

Yes

**VII.1.7) Name and address of the contractor/concessionaire**

Amber Construction Services Limited

Barking

Country

United Kingdom

NUTS code

- UKI - London

Companies House

4184802

The contractor/concessionaire is an SME

Yes

**VII.1.7) Name and address of the contractor/concessionaire**

Dornan Engineering Services Limited

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

05799522

The contractor/concessionaire is an SME

No

**VII.1.7) Name and address of the contractor/concessionaire**

Enerveo Ltd

Reading

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02317133

The contractor/concessionaire is an SME

No

## **VII.2) Information about modifications**

### **VII.2.1) Description of the modifications**

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Change of upper Lot call-off thresholds:

Current upper thresholds:

Lot 1 Minor Works up to £500,000 (with option to extend to £750,000)

Lot 2 Intermediate Works between £500,000 and £5,000,000

Lot 3 Mechanical & Electrical works up to £1,000,000

Modify to new higher call off thresholds:

Lot 1 Minor Works up to £500,000 (with option to extend to £2,000,000)

Lot 2 Intermediate Works between £500,000 and £5,000,000 (with option to extend to £10,000,000)

Lot 3 Mechanical & Electrical works up to £5,000,000

### **VII.2.2) Reasons for modification**

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

72(1)(c)(i): Property Service Department's (PSD) original business case for the procurement of the current Building Works Framework (BWF) had considered its requirements carefully (in terms of scope, value and duration), and that Lot thresholds and quantum of expenditure did reflect the planned estate strategy and forward works programme anticipated in 2020/21. PSD did not, nor could not have anticipated, the additional volume of works that a refreshed estate strategy now presents to both enhance the estate, retain and refurbish buildings once identified for disposal, and to change many aspects of the estate to meet new initiatives Net Zero 2030 Mayoral pledges, with retrofitting the estate for major M&E and decarbonisation infrastructure, plus the roll-out of EV electric car charging infrastructure. These initiatives are also part of and included further changes as a results of the post Casey Review and Commissioner's Turnaround Plan.

The current framework was planned and procured with reference to the following key documents:

March 2021 - Governance business case sign off, with DMPC sign off by April 2021, setting out the scope, value and duration of the intended BWF.

May 2021 - Contract Notice published

February 2022 - Contract Award Notice published

February 2022 - Commencement and on-boarding of supply chain for service delivery over a four-year framework duration.

Significant decisions post procurement commencement the BWF include:

October 2021 - UK Gov't publishes its NZC Strategy: Building Back Greener

December 2021 - Commissioners response to and commitment to Mayoral targets, including NZC and the MPS's commitment to retrofit and energy efficiency on the MOPAC estates, to speed up London's progress to net zero by 2030, including a committed pipeline of buildings to retrofit by 2024.

January 2022 - Mayor of London announces policy to make London net zero by 2030

April 2023 - The 2021 - 2025 Estate Strategy has been reviewed in order to ensure alignment

with the Turnaround Plan, whilst delivering on the MPS's mission of more trust, less crime and high standards. This work will assist in setting the MPS up for success over the longer term and delivery of the 2023 Turnaround Plan and other estate requirements.

72(1)(c)(ii): The Framework will deliver more of the same and will increase the upper Lot limits in order to provide resilience and ensure delivery to the required timescales particularly in the case of NZC funding commitments.

72(1)(c)(iii): No price increase to the original framework contract value beyond the provisions provided for by these Regulations.

### **VII.2.3) Increase in price**

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £200,000,000

Total contract value after the modifications

Value excluding VAT: £200,000,000