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Planning

Framework Agreement for Minor, intermediate and Maintenance Work Construction

BIRKBECK, UNIVERSITY OF LONDON

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-021891

Procurement identifier (OCID): ocds-h6vhtk-03eb03

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Section I: Contracting authority

I.1) Name and addresses

BIRKBECK, UNIVERSITY OF LONDON

Malet Street

LONDON

WC1E 7HX

Contact

Procurement

Email

procurement@bbk.ac.uk

Country

United Kingdom

Region code

UKI31 - Camden and City of London

BIRKBECK, UNIVERSITY OF LONDON

RC000048

Internet address(es)

Main address

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

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Other type

Higher Education

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework Agreement for Minor, intermediate and Maintenance Work Construction

Reference number

BBKP 23 33

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The proposed 'Framework Agreement for Minor, intermediate and Maintenance Work Construction Contracts' is envisaged to support the delivery of Estates Strategy & Masterplan via the College's Capital, Revenue Maintenance programme of work.

The Framework Agreement commencement period will be early 2024 and will be for an initial period of five year(s) (i.e., March 2024 - March 2029) with an option for a further 2 x 12-month extensions, subject to performance reviews and at Birkbeck's discretion.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.2) Description

II.2.1) Title

General Building Works

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Framework Agreement for Minor, intermediate and Maintenance Work Construction Contracts

General building works between £0-£500,000

Lot 1 JCT IFC with CDP.

II.2) Description

II.2.1) Title

General Building Works

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Framework Agreement for Minor, intermediate and Maintenance Work Construction Contracts

General building works between £500,000 - £5,000,000

Lot 2: JCT SBC with CDP.

II.2) Description

II.2.1) Title

MEPH Works

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Framework Agreement for Minor, intermediate and Maintenance Work Construction Contracts

MEPH works between £0-£500,000

Lot 3: JCT SBC with CDP

II.3) Estimated date of publication of contract notice

11 September 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

Section VI. Complementary information

VI.3) Additional information

Tenders will be in electronic format via the electronic tendering system In-Tend - <https://in-tendhost.co.uk/birkbeck.aspx/Home>

Expressions of Interest can be sent to procurement@bbk.ac.uk

Birkbeck, University of London was established 200 years ago to provide university education for working Londoners.

Looking forward to its 200th anniversary celebration in 2023 and further reaffirming its mission for the third century ahead, Birkbeck still believes in the power of knowledge to transform lives, so the University goes out of its way to make education accessible to a wide a community as possible. Birkbeck has a global reputation for high-quality research and teaching and is part of the prestigious University of London, alongside University College London (UCL), King's College London (KCL), the School of African and Oriental Studies (SOAS) and the London School of Economics and Political Science (LSE), among others.

Because the conventional university model isn't for everyone, Birkbeck classes are held in the evening, so days are free - to study, work, and volunteer.

Birkbeck evening teaching gives people who care about their future something special: the

opportunity to study at a world-class, research-intensive university and progress their life goals at the same time.

Birkbeck's flexible yet focused way of learning attracts a special type of student: hard-working, dedicated and determined to improve themselves. Birkbeck students come from all backgrounds, careers and cultures, aged from 18 to 80. The wealth of workplace and real-world experience and opportunities to network and collaborate are unrivalled.

The reasons people choose to study in the evening are as individual and varied as the people you'll sit next to in class: young people who want to gain experience in the workplace while

they study; working Londoners looking for a promotion or career change; people who missed out on university the first time around; or those simply passionate about their subject.

Estates Strategy: The pandemic, Brexit and climate change/sustainability challenges have fundamentally altered the Higher Education sector and its way of operating. This challenges us to fundamentally re-examine how we reconfigure our operational estate and development pipeline to improve our student experience, better support our research staff, professional staff, and our communities, to deliver our "Birkbeck Vision".

The aim of our new Estates Strategy is to improve our student experience, provide improved support to our academic and professional staff, our communities and help deliver the stated objectives of our "Birkbeck Vision 2021-26" strategic objectives.

The "Birkbeck Vision 2021-26" sets out several key strategic objectives that need to be enabled and supported by our Estates Strategy which are summarised below:

- Create a 'connected campus' combining high-quality teaching and research facilities in an environment which supports network building and informal peer interaction.
- Pioneer 'flexible excellence' in teaching through a blend of inspirational face-to-face events and modern digital learning, so that students of all backgrounds can fulfil their ambitions.
- Empower staff through increased flexibility in working practices, clarity, and transparency over workload expectations, and simplified administrative and management processes.

The proposed Estates Strategic principles are summarised below:

- Create a 'Connected Campus' at Malet Street which delivers a transformational student experience and modern research facilities at Malet Street.
- Create an environmentally and financially sustainable campus fit for our third century.
- All Birkbeck classes being delivered in Birkbeck classrooms.
- Create dedicated agile workspace & hybrid working hubs to support staff and researchers, work collaboratively and efficiently within the Malet Street Connected Campus.
- HyFlex digital solution for mixed mode delivery teaching space for Birkbeck Student and Staff.
- Re-configure our estate to improve student experience by increasing our NIA per Student by increasing and improving our Student Social Learning & Support Space within the Connected Campus

- Efficient co-location of science research space within the Connected Campus in pursuit of Research Excellence.

Capital & Revenue Workstream: The capital projects programme will be derived from the Estates Strategy & Master planning review which are due to be completed by end of 2023 and are not tied specifically to the annual cycle mentioned above.

The capital projects programme of work for the next 4 years maybe anticipated to be from £40m to £50m construction cost.

These are estimates and the College cannot guarantee spend or spend amounts to respondents and tenderers.

Details are currently being developed along with the Birkbeck's Estates Strategy & Master planning Review.

The Framework Agreement commencement period will be early 2024 and will be for an initial period of five year(s) (i.e. March 2024 - March 2029) with an option for a further 2 x12 month extension, subject to performance reviews and at Birkbeck's discretion.

Project Pipelines: Project pipeline details are currently being develop and will be communicated on completion of the Birkbeck's Estates Strategy & Master planning Review, which is due to complete in time with the commencement of this Framework. However, the projects will be developed around the core delivery pillars set out below:-

- Creation of new and upgrade of existing to provide a total of +130 teaching rooms to facilitate HyFlex digital solution for mixed mode delivery teaching space for Birkbeck Student and Staff.
- Create dedicated agile workspace & hybrid working hubs to support staff and researchers, work collaboratively and efficiently within the Malet Street Connected Campus for:-
 - Faculty of Faculty of Business & Law
 - Faculty of Faculty of Humanities and Social Sciences
 - Faculty of Science
- Re-configure our estate to provide new and improve Student Social Learning & Support Space within the Connected Campus and improving our overall student experience.
- Re-configure our estate to co-locate and provide a more efficient science research space within the Connected Campus in continuing support of Research Excellence.

- Projects to decarbonise and reduce our carbon footprint.
- Projects to reduce our Maintenance backlogs.

Location: Birkbeck, University of London, Malet Street, Bloomsbury, London WC1E 7HX

The majority of the annual revenue and maintenance programme of work are usually carried out over the Summer period between June to September each year although projects can and do occur outside of this period. There is an underlying desire to align the revenue and maintenance programme of works with each financial accounting year which ends on 31st July, however overlaps can occur.

The revenue programme of work can vary from year to year but usually falls within the £400,000 to £1M construction value each year over a variety of fit-outs and refurbishment works. Each package of work can range from £10,000 up to £400,000 or more with a maximum ceiling of £1M involving fit-out and/or refurbishment works.

The annual Maintenance Works requirement has a total annual spend of circa £250,000, which will need to be accommodated within the compliant and permitted spend threshold. The general areas we need provision for maintenance purposes as follows:

PRIORITY 1 - HIGH

Carpentry (fire door replacement and repair)

Plumbing

Electrical work BS7671 approved works

Internal finishes including carpeting /non-slip 'poly' flooring - window blinds, including mechanically operated kit

Glazing

Painting and decorating

Roofing including Gutter clearance

Locksmith provision, 24/7 arrangements

Drainage

PRIORITY 2 - MEDIUM / LOW

Scaffolding

Demolitions/Alternations (minor)

Excavations and concrete (minor)

Brickwork and stonework

Non -standard entrance/ exit arrangements - revolving/ sliding doors

Approx. Contract Value: Lot 1: General building works £0-£500,000.

Lot 2: General building works £500,000-£5,000,000.

Lot 3: MEPH works £0-£500,000.

Contract Form: Lot 1: JCT IFC with CDP.

Lot 2 and 3: JCT SBC with CDP.

Both forms would incorporate standard contract amendments.