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Tender

Procurement Frameworks for RBKC Housing Management - Construction Professional Services

The Royal Borough of Kensington and Chelsea

F02: Contract notice

Notice identifier: 2023/S 000-027008

Procurement identifier (OCID): ocids-h6vhtk-03ae8f

Published 12 September 2023, 5:56pm

Section I: Contracting authority

I.1) Name and addresses

The Royal Borough of Kensington and Chelsea

Town Hall, Hornton Street

London

W8 7NX

Email

TAcurement@rbkc.gov.uk

Telephone

+44 800137111

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<http://www.capitalesourcing.com/>

I.3) Communication

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

<http://www.capitalesourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.capitalesourcing.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Procurement Frameworks for RBKC Housing Management - Construction Professional Services

II.1.2) Main CPV code

- 71315200 - Building consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

To access this tender you must register with the Capital e-sourcing Portal at

www.capitalesourcing.com.

Use the following code to access the tender: ITT_RBKC_17469

As a landlord RBKC is responsible for the repair, maintenance and good management of its buildings and housing stock RBKC is proposing to establish framework agreements for the provision of professional services that will enable it to meet these obligations.

From time-to-time work is required to RBKC's buildings and estates, due to ordinary wear and tear, the finite lifespan of the relevant parts, for compliance with the most up to date standards and regulations, and to otherwise ensure that its housing stock is safe, well managed, in good condition, and meets the needs of residents. To facilitate this work, professional and specialist advice is required to support the internal delivery teams.

The proposed framework agreements are intended to ensure that when, during the coming years, RBKC finds that it is necessary to carry out works to a particular building or estate, arrangements will be in place to call-off and deliver the professional services that will support the safe, timely and cost-effective delivery of works.

RBKC intends that the use of these framework agreements will produce economies of scale and administrative efficiencies, that will enable it to achieve greater value for money for the Council, and for its leaseholders. To that end, RBKC has divided the procurement into multiple lots so as to mitigate risk, foster competition in the market by promoting tender participation from small and medium size enterprises, and avoid single-supplier dependency.

Prospective tenderers should note that they are only be able to submit a tender for either: Lot 1 only; or any combination of any of the other Lots, excluding Lot 1.

II.1.5) Estimated total value

Value excluding VAT: £85,000,000

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:

Tenderers may bid for any combination of Lots excluding any combination that includes BOTH Lot 1 (Multi-Disciplinary) AND Lot 6 (Principal Designer & CDM).

II.2) Description

II.2.1) Title

Multi-disciplinary Consultancy

Lot No

1

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71310000 - Consultative engineering and construction services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71324000 - Quantity surveying services
- 71334000 - Mechanical and electrical engineering services
- 71541000 - Construction project management services
- 79994000 - Contract administration services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off a range of multi-disciplinary construction professional services, to support a variety of projects in Housing Management. Most of the services called off and delivered under the framework agreement for this lot will relate to major works programmes to RBKC housing stock. Works arising from the issue of a typical call-off package might include but are not limited to the following:

- planned or cyclical maintenance including repairs and decorations of external fabric and internal communal areas. The scopes might also include various works to M&E elements, as part of wider major works packages;
- Internal works to tenants homes e.g. Kitchen and bathrooms replacements; and
- upgrades to fabric and services to meet the RBKC Net Zero commitments are to form part of these works.

Suppliers appointed to this lot will usually be required to take the role of lead consultant managing overall service delivery, and other consultants as part of a wider project team.

Typical services delivered under this lot might include, but are not limited to:

Lead consultancy role

Project and Programme Management

Building surveying

Contract Administration/ Employers Agent

Quantity Surveying/Cost consultancy

Feasibility studies, options appraisals, site investigations, technical reports

Architectural and design services

Environmental and Sustainability consultancy

Building services (M&E) consultancy, including lifts

Civil and structural engineering

Principal Designer/CDM coordination

Landscaping design

Acoustic consultancy

Façade engineer

BIM consultancy (BIM Coordinator/Manager)

Building safety compliance (e.g. Asbestos, Fire Safety)

planned or cyclical maintenance including repairs and decorations of external fabric and internal communal areas. The scopes might also include various works to M&E elements, as part of wider major works packages

Internal works to tenants homes e.g. Kitchen and bathrooms replacements

upgrades to fabric and services to meet the RBKC Net Zero commitments are to form part of these works

This lot will usually take the role of lead consultant managing overall service delivery, and other consultants as part of a wider project team.

Typical services delivered under this lot might include but are not limited to:

Lead consultancy role

Project and Programme Management

Building surveying

Contract Administration/ Employers Agent

Quantity Surveying/Cost consultancy

Feasibility studies, options appraisals, site investigations, technical reports

Architectural and design services

Environmental and Sustainability consultancy

Building services (M&E) consultancy, including lifts

Civil and structural engineering

Principal Designer/CDM coordination

Landscaping design

Acoustic consultancy

Façade engineer

BIM consultancy (BIM Coordinator/Manager)

Building safety compliance (e.g. Asbestos, Fire Safety)

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: £40,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the

procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of five (5) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Building Services Engineer (M&E Consultancy)

Lot No

2

II.2.2) Additional CPV code(s)

- 71334000 - Mechanical and electrical engineering services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established for this lot will be used by RBKC to access and call-off a range of Mechanical and Electrical Design Services on projects that typically involve:

- replacement or repair of any mechanical and electrical assets including but not limited to: heating systems, door entry systems, lifts, ventilation systems, gas and electrical supply and distribution, security and alarms, communications networks, pumps, tanks, fire detection and protection and lighting; and

- other works that must be completed on a regular basis e.g., servicing and testing requirements set out in law or maintenance terms where specialist input will be required.

The services required to be delivered under this lot will include

Technical advice

Specialist surveys

Feasibility studies

Specialist design

Technical specifications

Cost consultancy

Contract management

Project management

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: £20,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of four (4) suppliers to be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Structural Engineers

Lot No

3

II.2.2) Additional CPV code(s)

- 71312000 - Structural engineering consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services where any planned works may involve the expertise to investigate the structural elements to ensure structural integrity and building safety is maintained in line with current legislation.

Typical projects where the framework agreement under this lot may be required could include:

Structural remedial works e.g. adding wind posts to walkway parapets, remedial works following the subsidence and introduction of new movement joints to large areas of existing brickwork.

The services required to be delivered under this lot include:

Structural integrity tests, analysis, advice

Structural design and remedial specifications

Feasibility reports

Calculating the loads and stresses of the construction

Site surveys and investigations

Provide reasons for and solutions to cracking, other structural issues

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

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Engineer

Lot No

4A

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

Fire Safety - Consultancy / Fire Engineer

The framework agreement established under this lot will be used by RBKC to access and call-off specialist expertise in relation to the fire safety aspects of works to RBKC Housing property portfolio, to ensure the safety and regulatory compliance of the buildings.

The projects for which this framework agreement may be used might include design, specification development of the fire safety projects such as suppression systems fire alarms, detection systems, ventilation, means of escape, compartmentation strategies.

The services required to be delivered under this lot include:

FRAEW (PAS 9980)

Fire Compartmentation survey, Fire stopping inspections

Fire Strategy/Design development and review

Fire safety technical advice and guidance

Feasibility studies

Building safety case development/building safety act advice

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: £3,500,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed –to the framework agreement for this lot.

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Risk Assessments

Lot No

4B

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this Lot will be used by RBKC to access and call-off the provision of competent and compliant fire risk assessments across RBKC's property portfolio as per the RBKC Fire Risk Assessment (FRA) Process.

The services required under this lot include

FRAs Type 1, 2, 3 ,4

FRA reviews, auditing/appraisal

Methodology as detailed in PAS 79-2 for residential buildings, and PAS 79-1

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: £2,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the

procurement documentation for more details

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Fire Door Inspections

Lot No

4C

II.2.2) Additional CPV code(s)

- 71317100 - Fire and explosion protection and control consultancy services
- 71631300 - Technical building-inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services relating to regulatory fire door inspections requirements as outlined in regulation 10 of the Fire Safety (England) Regulations 2022

The services required under this lot include:

Undertaking annual checks of flat entrance doors

Quarterly checks of all communal fire doors

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: £1,500,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to the framework agreement

for this Lot

II.2) Description

II.2.1) Title

Fire Safety Consultancy - Waking Watch

Lot No

4D

II.2.2) Additional CPV code(s)

- 71317200 - Health and safety services
- 79710000 - Security services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off Waking Watch services that might be required as a protective measure for residential buildings to ensure the safety and welfare of residents. Typically, these services will be located in blocks where cladding or faulty fire alarm systems may be of concern and prior to its remediation.

The waking watch services will include:

Pro-activeness and vigilance to notice any changes which may compromise safety at their respective sites

Responsive presence to fire safety issues and hazards- continuous monitoring and control, and reporting to Client

Fire identification and alerting residents.

evacuation management

Fire service liaison

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: £1,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to the framework agreement

for this Lot.

II.2) Description

II.2.1) Title

PAS 2035 Retrofit Services

Lot No

5

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71230000 - Organisation of architectural design contests
- 71314000 - Energy and related services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement under this lot used by RBKC to access and call-off specialist services for retrofit projects where the PAS 2035 specification and guidance compliance is mandatory (e.g. SHDF Funding).

The services required under this lot include:

Retrofit Advisor

Retrofit Coordinator

Retrofit Assessor

Retrofit Evaluator

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

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Principal Designer & CDM

Lot No

6

II.2.2) Additional CPV code(s)

- 71317210 - Health and safety consultancy services
- 79415200 - Design consultancy services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services required by a Principal Designer as defined within the Construction (Design and Management) Regulations 2015. This lot has been included to ensure we can maintain a separation of duties throughout the life of a project.

The services required to be delivered under this lot include:

Collation of all existing health and safety information for the project, including but not limited to fire risk assessments, environmental impact assessments, asbestos surveys and registers, risk registers and health and safety file.

Assisting the client in developing the pre-construction information, for the project lead, lead designer, this may be in full or partial. Attending site and carrying out random health and safety inspections.

Reviewing health and safety documentation, ensuring it is site tailored and for use.

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

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of four (4) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Clerk of Works

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
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services relating to the monitoring of works for compliance with approved drawings and specification, ensuring they are constructed in accordance with the relevant regulations and achieve agreed quality of works.

The services required under this lot include:

Monitoring and reporting progress against the programme.

Assessing whether the works on site comply with legal requirements such as health and safety legislation.

Assessing whether the works on site are being carried out in accordance with the contract documents.

Monitoring site conditions to ensure that work is undertaken in accordance with manufacturers recommendations.

Identifying defects and suggesting ways to correct them liaising with other construction staff, such as contractors, engineers and surveyors monitoring.

Providing sign-off for work and key stages during construction and handover.

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: £2,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of four (4) suppliers will be appointed to the framework agreement for this Lot.

II.2) Description

II.2.1) Title

Asbestos Consultancy

Lot No

II.2.2) Additional CPV code(s)

- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off services where specific advice, project management, guidance and technical services are required in relation to asbestos management of RBKC Housing property portfolio.

The services required under this lot include:

Asbestos Management surveys

Refurbishment and Demolition Surveys

Re-inspection Surveys based on the existing Management Survey.

Sample Analysis.

Air Monitoring and Clearance Testing.

Production of Asbestos Management Plans

General advice regarding asbestos e.g. Maintenance, management, removal strategies and methodologies.

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: £2,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to this Lot.

II.2) Description

II.2.1) Title

Strategic Estates Management Consultancy

Lot No

9

II.2.2) Additional CPV code(s)

- 70331000 - Residential property services
- 70332200 - Commercial property management services

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

II.2.4) Description of the procurement

The framework agreement established under this lot will be used by RBKC to access and call-off a range of services relating to Strategic Estate Management matters, including the use, management, acquisition, disposal and development of land and property in order to efficiently manage the stock and identify savings and opportunities to generate income from land and buildings.

The services required under this lot include:

Asset Valuation

Option Appraisals

Acquisitions

Disposals

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

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

A maximum number of three (3) suppliers will be appointed to this Lot.

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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see tender documents.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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

Envisaged maximum number of participants to the framework agreement: 41

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-006521](#)

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

Date

6 November 2023

Local time

5:00pm

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 1 October 2024

IV.2.7) Conditions for opening of tenders

Date

6 November 2023

Local time

5:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

To access this tender you must register with the Capital e-sourcing Portal at

www.capitalesourcing.com.

Use the following code to access the tender: ITT_RBKC_17469

The contracts entered into as a result of this contract notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

The framework agreements entered into as a result of this contract notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

RBKC reserves the right not to enter into any framework agreement or award any contract as a result of this contract notice and to vary or change or not to proceed with this competition at any stage of the procurement process.

RBKC shall not be responsible for any costs incurred by any potential bidder responding to this contract notice.

Please refer to the procurement documentation for important notices in respect of commercially sensitive information and the application of the Freedom of Information Act 2000.

RBKC reserves the right to require potential bidders to enter into a parent company guarantee and/or performance bond.

VI.4) Procedures for review

VI.4.1) Review body

RBKC

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

In accordance with Regulations 86 (Notices of decisions to award a contract or conclude a framework agreement), Regulation 87 (standstill period) and Regulation 91 (Enforcement of duties through the court) of the Public Contracts Regulations 2015.