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Contract

Construction Consultancy Services Framework_2023 - 2027

Medway Council

F03: Contract award notice

Notice identifier: 2023/S 000-029875

Procurement identifier (OCID): ocids-h6vhtk-03cd5d

Published 10 October 2023, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Medway Council

Medway Council, Gun Wharf, Dock Road

Chatham

ME4 4TR

Contact

Mr Nigel Ford

Email

nigel.ford@medway.gov.uk

Telephone

+44 1634332088

Country

United Kingdom

Region code

UKJ41 - Medway

Internet address(es)

Main address

<http://www.medway.gov.uk/>

Buyer's address

<http://www.medway.gov.uk/>

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

Construction Consultancy Services Framework_2023 - 2027

Reference number

DN670772

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

Construction consultancy framework consisting of 6 lots with a maximum of 8 consultants in each lot running for period of up to 4 years.

Lots

1/ Environment/Regeneration/Landscaping/Sustainability

2/ Architectural Design

3/ Valuation & Market Analysis

4/ Mechanical / Electrical & Building Services

5/ Quantity Surveying

6/ Multidisciplinary Services

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £3,000,000 / Highest offer: £8,000,000 taken into consideration

II.2) Description

II.2.1) Title

Environment/Regeneration/Landscaping/Sustainability

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Includes, reporting on Area Regeneration Studies, Master Plans and Sub-regional Strategies, Landscape/Townscape analysis, Town / Master planning, Urban Design & Guidance, Feasibility Studies, Site Appraisals, Preparation of work packages suitable to tender, Planning Applications, Landscape design, Public Art, Procurement, Presentation Visualisations, Advice on Best Practice & Government Policy, Monitoring of Construction Works, Adoption works, Heritage, Landscape Studies, Community Engagement, Sustainability, Transport Planning & Studies, Liaison with Dependant Parties, Training.

Sustainability Innovation, Buildings, Communities; Environment Management Services, Carbon Reduction, Impact Assessment, Advice on Best Practice & Government legislation, Feasibility Studies, Marketing Events, Site Safety and Regulatory Assessments, Contaminated Land, Waste Management, Land Reclamation & Remediation Management, Ecology, Archaeology, Sustainability Development, Renewable Energies, BREEAM, CEEQUAL Environmental Technologies and Services, Pollution Control, Flooding, Invasive Weed, Noise and Air Quality, Rural and Coastal Issues, Health, Design, Regeneration and skills, Whole Life Cost Considerations, Sustainable Procurement, Preparation of work packages suitable to tender, Monitoring of Construction Works, Training.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Architectural Design

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Production of affordable and sustainable architectural building design, RIBA plan, project briefs, specifications, design guides and design codes, planning applications and building control applications, Breeam assessments, infrastructure studies, design audit, historic estate advise, DDA & access arrangements, design quality, whole life cost, regeneration, energy conservation and sustainability advice and implementation, preparation of work packages suitable to tender, procurement management, monitoring of construction works, health safety environment management (Health Safety Environment Management Services include but are not limited to CDM Advisory/Consultancy Services), training.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Valuation & Market Analysis

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Includes Acquisitions, Compulsory Purchase, Valuation, Strategic advice, Development & Funding and Asset Management, Market strategies, Market Design.

1. Valuation including:

- Asset valuation
- One off valuations including for restrictive covenants and clawback purposes
- EUV – Existing Use Value

- DRC – Depreciated Replacement Cost
- Insurance replacement cost valuations
- OMV – Open Market Value
- Rental housing and non-housing
- Development appraisal
- Tenant right, including Right to Buy
- Ransom strips
- Marriage value

2. Development consultancy, including Joint Venture sales

3. Landlord and tenant including:

- Lease renewals
- Rent reviews

4. Acquisition and disposal including:

- Open market, auction and private treaty
- CPO – Compulsory Purchase

5. Planning consultancy including:

- Obtaining planning approvals
- Planning history reports
- Planning feasibility
- Market appraisal
- Assessment of land use options
- Preparation of development brief for informal Local Planning Authority agreement

- Stakeholder consultation
- Monitor consultations and attend committees
- First and revised deposit plan representation and monitoring
- Pursue representations at inquiry stage
- Review proposed modifications/adoption proceedings
- Acting as expert witness
- Acting as owner's representative
- Flood risk assessments
- Archaeology assessments
- Transport consultancy including transport assessments and highways access
- Topography and tree surveys
- Advice and negotiation of Section 106 and Grampian conditions and developer contributions
- Environmental Impact Assessments
- Noise and sound sensitivity
- Contamination
- Air quality testing
- Site and ground surveys

6. Compensation settlements including:

- Part I claims
- Assessing applications made by adjoining owners
- Adverse possession

7. Property/Estate management including:

- Housing and social housing
- Negotiating licences and hirings
- Restrictive covenants
- Tenancy at wills
- Evictions
- Trespass
- Boundary disputes
- Liaison professional advisors
- Complaints handling
- General advice
- Measured surveys
- Condition surveys
- Historic building/listed building surveys
- Maintenance of management records
- Preparation of budgets
- Day to day management of surplus property

8. Strategic asset management

9. Agricultural lettings

10. Easement and wayleaves

11. Auctioneers

12. Expert witness

13. Rights of light

14. Commercial agency
15. Residential agency
16. PFI (Private Finance Initiative) consultancy
17. Site search and selection
18. Negotiation of development contributions

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Mechanical / Electrical & Building Services

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Production of Affordable and Sustainable Engineering Design, upgrading and refurbishment projects, Asset Condition Surveys, Design/Management, Feasibility Studies, Utility Assessments, Whole Life Cost Assessment, Electrical Services, Mechanical Services, CCTV and Access Control, Noise Control, Energy Efficiency, Whole Life Cost Considerations, Preparation of work packages suitable to tender, Procurement Management, Monitoring of Construction Works, Health Safety Environment Management (Health Safety Environment Management Services include but are not limited to CDM Advisory/Consultancy Services), Training.

Production of Affordable and Sustainable Building upgrade and refurbishment projects, Preparing Schedules, Preparation of Specifications, Whole Life Cost Considerations, Preparation of work packages suitable to tender, Procurement Management, Monitoring of Construction Works, Health Safety Environment Management (Health Safety Environment Management Services include but are not limited to CDM Advisory/Consultancy Services), Training.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Quantity Surveying

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Deliver Affordable and Sustainable refurbishment projects, Commercial or mixed-use developments, Land Remediation, Infrastructure projects, Appraisal work, Direct Development and Post Agreement Monitoring, Whole Life Cost Considerations, Preparation of work packages suitable to tender, Procurement Management, Monitoring of Construction Works, Contract Administration, Health Safety Environment Management (Health Safety Environment Management Services include but are not limited to CDM Advisory/Consultancy Services), Training.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Multi Disciplinary Services

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

- UKJ41 - Medway

II.2.4) Description of the procurement

Master planning and Urban Design, Architecture, Landscaping, Design Services, Property Services (Property Services include but are not limited to Architects, Quantity Surveying, Structural Surveys and General Building Surveying Services), Strategic development assessments, Presentation Visualisations, Environmental, Sustainability, Archaeology, Ecology, Heritage, Public Art, Project and Programme Management Service to act on behalf of the Client, Health Safety Environment Management (Health Safety Environment Management Services include but are not limited to CDM Advisory/Consultancy Services), Training, Employers Agent, Structural Engineering.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

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

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-014124](#)

Section V. Award of contract

Contract No

1

Title

Construction Consultancy Services Framework_2023 - 2027

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 October 2023

V.2.2) Information about tenders

Number of tenders received: 68

Number of tenders received from SMEs: 57

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 68

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

V.2.3) Name and address of the contractor

HTA Design LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Building Design Partnership

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Calford Seaden LLP

Orpington

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Bailey Partnership (Consultants) LLP

Sevenoaks

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Baily Garner LLP

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Clague LLP

Canterbury

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Consult Construct Ltd

Faversham

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Feilden+Mawson LLP

Norwich

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hazle McCormack Young LLP

Tunbridge Wells

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

OEB Architects

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Pod Architects Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Frankham Consultancy Group Ltd

Sidcup

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Harrisons Chartered Surveyors

Maidstone

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ECS Consultants

Cheshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

FHP Engineering Services Solutions Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norman Bromley Partnership

Tonbridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

SRC Infrastructure Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Keegans Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Liberty QS Ltd

Maidstone

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

McComb Partnership Ltd

Sidcup

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MDA Consulting Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Modus Constuction Consultants Ltd

Faversham

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norman Rourke Pryme Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

The Woodley Coles LLP

Sandwich

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Dunsfold Associates

Sittingbourne

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Faithful+Gould

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Kier Business Services Ltd

Salford

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Pellings

Bromley

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Turner & Townsend Project Management Ltd

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £3,000,000 / Highest offer: £8,000,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Medway Council

Chatham

Country

United Kingdom

Internet address

www.medway.gov.uk