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Contract

## **New Builds and Refurbishment Framework 2019-2023 (Extended to 16th December 2024)**

THE ROYAL PARKS LIMITED

F20: Modification notice

Notice identifier: 2023/S 000-032989

Procurement identifier (OCID): ocids-h6vhtk-04169e

Published 7 November 2023, 10:54pm

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

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

THE ROYAL PARKS LIMITED

The Old Police House, Hyde Park

LONDON

W22UH

#### **Contact**

Chris Eaglen

#### **Email**

[ceaglen@royalparks.org.uk](mailto:ceaglen@royalparks.org.uk)

#### **Telephone**

+44 7711310442

#### **Country**

United Kingdom

**Region code**

UKI32 - Westminster

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.royalparks.org.uk](http://www.royalparks.org.uk)

Buyer's address

[www.royalparks.org.uk/procurement](http://www.royalparks.org.uk/procurement)

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## **Section II: Object**

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

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

New Builds and Refurbishment Framework 2019-2023 (Extended to 16th December 2024)

Reference number

2019/S132 323186-2019 (TED)

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

- 45210000 - Building construction work
  - IA25 - Refurbishment

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

Works

### **II.2) Description**

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

NUTS codes

- UKI - London

Main site or place of performance

Across the Royal Parks and adjacent areas

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

The Royal Parks (TRP) invited tenders in 2019 to carry out new builds and refurbishment and similar works for projects across the Royal Parks, including alterations and some civil works, services, and supplies.

The Royal Parks established the framework so that it may from time to time over a 4-year period call upon the appointed framework suppliers (contractors) to provide building works across the Royal Parks' estate.

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

Duration in months

48

In the case of framework agreements, provide justification for any duration exceeding 4 years

The 48 months is being extended to 60 months to enable the 2023 and 2024 works programme to be progressed prior to the award of a successor works framework (contracts) during 2024.

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## **Section IV. Procedure**

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

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

Notice number: [2019/S 132-323186](#)

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

### **Contract No**

2019/S132-323186 FOL19/337

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

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

17 December 2019

#### **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**

City Axis Limited

346 Kensington High Street

London

W14 8NS

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02748683

The contractor/concessionaire is an SME

Yes

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

Hollywell Building Services Limited

New Barnes Mill, Cottonmill Lane

St Albans

AL1 2HA

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

Companies House

03151344

The contractor/concessionaire is an SME

Yes

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

Axis Europe Plc

145-149 Vauxhall Street

London

SE11 5RH

Country

United Kingdom

NUTS code

- UKI - London

Companies House

01991637

The contractor/concessionaire is an SME

Yes

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

Coniston Ltd

Collingwood House, Schooner Court, Crossways

Dartford

DA2 6QQ

Country

United Kingdom

NUTS code

- UKJ4 - Kent

Companies House

01688008

The contractor/concessionaire is an SME

Yes

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

FK Restoration Ltd

Unit A, Firs Farm, Stagsden, West End

Bedford

MK43 8TB

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

Companies House

04131810

The contractor/concessionaire is an SME

Yes

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

Property Facilities Group Ltd

House, 7 Newman Road

Bromley

BR1 1RJ

Country

United Kingdom

NUTS code

- UKI61 - Bromley

Companies House

03151344

The contractor/concessionaire is an SME

Yes

**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: £4,500,000

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## **Section VI. Complementary information**

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

The F20 notice is advising of an extension of time of 12 months and increase in the value to £6,750,000 subject to projects, scopes and details.

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

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

The Royal Parks

London

Email

[ceaglen@royalparks.org.uk](mailto:ceaglen@royalparks.org.uk)

Telephone

+44 7711310442

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**

- 45210000 - Building construction work
  - IA25 - Refurbishment

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

NUTS code

- UKI - London

Main site or place of performance

Across the Royal Parks and adjacent areas.

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

- The Royal Parks (TRP) invited tenders in 2019 to carry out new builds and refurbishment and similar works for projects across the Royal Parks, including alterations and some civil works: 45210000 Building construction work New Builds and Refurbishment (IA25)

The Royal Parks established the framework so that it may from time to time over a 4-year period call upon the appointed framework suppliers (contractors) to provide building works across the Royal Parks' estate. At that time Covid had not impacted.

The disruptions in 2020 and 2021 delayed some new works projects which have to be delivered now in 2023 and 2024 until the 16th December 2024 that require the continuity of contractor knowledge, capacity, and capability from this framework.

The Royal Parks (TRP) has more projects to carry out as new builds and refurbishments across the Royal Parks, including alterations with some requiring civils works, services and supplies.

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

Duration in months

60

In the case of framework agreements, provide justification for any duration exceeding 4 years:

The justification is Covid impacts lost delivery time and disrupted the works required and delayed remobilisation to meet the planned project demands for the works and disrupted resourcing the support and delivery. There is a need to progress the programme's uncompleted projects.

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

Total value of the contract/lot/concession:

£6,750,000

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

City Axis Limited

346 Kensington High Street

London

W14 8NS

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02748683

The contractor/concessionaire is an SME

Yes

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

Hollywell Building Services Limited

New Barnes Mill, Cottonmill Lane

St Albans

AL1 2HA

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

Companies House

03151344

The contractor/concessionaire is an SME

Yes

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

Axis Europe Plc

145-149 Vauxhall Street

London

SE11 5RH

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United Kingdom

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Companies House

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Collingwood House, Schooner Court, Crossways

Dartford

DA2 6QQ

Country

United Kingdom

NUTS code

- UKJ4 - Kent

Companies House

01688008

The contractor/concessionaire is an SME

Yes

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

FK Restoration Ltd

Unit A, Firs Farm, Stagsden, West End

Bedford

MK43 8TB

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

Companies House

04131810

The contractor/concessionaire is an SME

Yes

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

Property Facilities Group Ltd

House, 7 Newman Road

Bromley

BR1 1RJ

Country

United Kingdom

NUTS code

- UKI61 - Bromley

Companies House

03151344

The contractor/concessionaire is an SME

Yes

## **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):

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

The Royal Parks Limited ("TRP") publishes this notice to record its intention to modify the framework for New Builds and Refurbishments works by extending its expiry date by a further twelve months only from the original Tender Notice in 'July 2019. The modification also includes for the increase in the value of the framework to £6.75M to enable the projects to be delivered during that period.

The estimated maximum value of the modifications from the original value of £4,500,000 is up to £2,250,000 and not to exceed a maximum of £6,750,000.

The Royal Parks is formalising this Framework extension in November 2023, and this includes confirmation of the modifications.

The Royal Parks intends to re-procure a similar works Framework during 2014.

#### **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:

The need for modification is brought about by circumstances which a diligent contracting authority/entity could not have foreseen in 2019 as the impacts of the 2020-2021 Covid on the design and delivery of projects was not expected to be prolonged and so disruptive.

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

The modification is required due to the delaying impact of Covid-19 (considered a Force Majeure Event under relevant contracts) on the project programme being delivered across the parks. The Royal Parks believe these circumstances have created this need for modifications which a diligent contracting authority could not have foreseen both on the works to be delivered and on resourcing.

These modifications are further required in order to align with operational requirements and to allow for a smoother transition and mobilisation period between this existing Framework and the next one to be established in 2024.

Furthermore, the modification is not considered substantial under paragraph 8 of Regulation 72 of the Public Contract Regulations, or the Procurement Act 2023 for the following reasons:

a) The framework is not rendered materially different in character through the extension of time and value; it will deliver the required works. The Framework started in December 2019 with the intention of providing the period and value to deliver the envisaged projects through to the December 2023 and the programme now has more works projects to be delivered in the next 12 months.

b) While the modification extends the contract to the 16th December 2024 the Royal

Parks requires this twelve-month extension from 48 months to 60 months to permit the planned project works to be progressed and undertaken economically with the current contractors within the original procurement procedure. This extension will permit a new Framework to be tendered and awarded for the orderly follow-on work during the next 12 months and to be managed effectively.

c) The modification does not change the economic balance of the Framework Agreement in favour of the contractors, as the contractors will continue to tender for and provide works for the rates and prices to be agreed.

d) The modification does extend the term of the Framework Agreement however the nature of the Works scopes will remain similar. The timescale is to be extended by a further 12 months from the 16th December 2023 up to the 15th December 2024.

e) No new contractors replace the existing contractors, however where required by the scopes contractors may need to include new subcontractors/suppliers, where agreed to address changes in the supply chains that are emerging.

### **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: £4,500,000

Total contract value after the modifications

Value excluding VAT: £6,750,000