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Award

Construction project management services: Project Support Services Framework 2021-2025 Value Uplift

THE ROYAL PARKS LIMITED

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-034985

Procurement identifier (OCID): ocds-h6vhtk-041d1e

Published 27 November 2023, 6:02pm

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

Telephone

+44 7711310442

Country

United Kingdom

Region code

UKI - London

Companies House

10016100

Internet address(es)

Main address

www.royalparks.org.uk

Buyer's address

www.royalparks.org.uk/procurement

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Recreation, culture and religion

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Construction project management services: Project Support Services Framework
2021-2025 Value Uplift

Reference number

TED 506357-2020

II.1.2) Main CPV code

- 71541000 - Construction project management services

II.1.3) Type of contract

Services

II.1.4) Short description

The Royal Parks (TRP) invited tenders to establish a framework contract for project support services (project management and full design team services). TRP inviting tenders for project support services in three lots, as set out below. Framework suppliers were required to assist and have assisted TRP's Project Team within the estates and projects directorate and other TRP staff in designing, managing and delivering projects, providing a full range of design engineering services, planning services and technical services.

Due to unforeseen and unavoidable circumstances outside of the Authority's control, and other factors the Authority has seen significantly higher reliance on the Framework than originally forecast when procured in 2020/2021 including the increase in current requirements.

The Authority's requirements demand continued ability to place contracts within the scope of the Framework in order to meet current and future operational needs and respond to evolving circumstances including those referenced above.

Recognising the need for a long-term solution, the Authority has planned to undertake the re-procurement of the Framework, including arranging access to relevant third-party Framework(s) to provide a sustainable basis for meeting the project support and delivery requirements. In the short term however, the Authority considers it necessary to:

- i) increase the upper value limit of the Framework from £1,400,000 to £5,700,000 and
- ii) recognise for the Lot 2 services provider DMA David Morley Architects LLP reference to several of the disciplines includes for several services to be provided by the agreed sub-consultants to DMA.

This value uplift will enable more of the services tendered to be called-off the Framework that are necessary for The Royal Parks to address the projected demand for the project support services and RIBA stage work to specify, plan and manage, control and monitor the essential repairs, refurbishments and modernisations required. This value uplift is needed,

prior to the re-procurement of a successor Framework to prevent workflow disruption to the project delivery operations the Authority must achieve and mitigate the risks the Authority would face as a result of any such disruptions. This value uplift is considered by the Authority to be a necessary step as waiting for the new procurement could not be completed in a satisfactory manner before the values listed in the original contract notice are exhausted for the current Framework. Without this value increase alternative measures would entail significant inconveniences and delays to the services for the dependent construction works and result in a potential increase in costs for the Authority and failures to deliver the works needed.

The economic operators originally appointed to the Framework Lot 1 uplifted to £3183000, Lot 2 uplifted to £2165000 and Lot 3 uplifted to £352000 are the same as those that will be engaged during the remaining period of the Framework for 48 months and with call-offs.

Additional CPVs: 71315210 - Building services consultancy services

71324000 - Quantity surveying services

71312000 - Structural engineering consultancy services

71315300 - Building surveying services

71311000 - Civil engineering consultancy services

71541000 - Construction project management services

71220000 - Architectural design services

71240000 - Architectural, engineering and planning services

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £5,700,000

II.2) Description

II.2.1) Title

Project Management, Quantity Surveying and Building Surveyor Services Lot No: 1

Lot No

1

II.2.2) Additional CPV code(s)

- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London Offices and The Royal Parks and other offices

II.2.4) Description of the procurement

Core services awarded to Fulkers LLP for:

- project management, to include client advisor/agent, contract administration, NEC contract manager, NEC supervisor (clerk of works/quality control);
- quantity surveying;
- Building surveying.

Non-core services:

CAD technician on a time charged basis for ad-hoc work.

One-off services such as:

- geotechnical and other site investigations, surveys and reports;
- BREEAM assessment (if not included within the building services/MEPH discipline);
- EPC assessments; (if not included within the building services/MEPH discipline);
- archaeological services;
- highways/transport assessments;

- topographical surveys.

Additional CPVs: 71541000 Construction project management services

71324000 Quantity surveying services

71315300 Building surveying services

The term is 48 months for the Framework Agreement from June 2021

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The current Framework Agreement is active since 20th April 2021 for 48 months with call-offs.

II.2.14) Additional information

Sub-consultants may be included in the delivery of the services. The uplift value for Fulkers LLP is £3183000.

II.2) Description

II.2.1) Title

Design Services

Lot No

2

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London office, The Royal Parks and other offices

II.2.4) Description of the procurement

Core services awarded to David Morley Architects for :

- architectural and lead designer (incorporating lead consultant);
- civil/structural engineering (civils restricted to below ground drainage only);
- building services engineer / mechanical and electrical and public health (MEPH) (including above ground drainage);
- principal designer (formerly CDM coordinator) and CDM advisory services.

Non-core services:

- approved inspector (building control) service (could be a sub-consultancy);
- CAD technician on a time charge basis.

Other one-off services as required, such as:

- geotechnical and other site investigations, surveys and reports;
- BREEAM Assessment (if not included within the building services/MEPH discipline);
- EPC Assessments; (if not included within the Building Services/MEPH discipline);
- archaeological services;
- highways/transport assessments;
- topographical surveys.

Additional CPVs: 71311000 Civil engineering consultancy services

71312000 Structural engineering consultancy services

71315210 Building services consultancy services

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The current Framework Agreement is for 48 months from April 2021 with call-offs

II.2.14) Additional information

Sub-consultants are included in the delivery of the services.

The uplift is to a value of £2165000.

II.2) Description

II.2.1) Title

Planning Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71240000 - Architectural, engineering and planning services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London office, The Royal Parks and other offices

II.2.4) Description of the procurement

Core Services was awarded to Land Use Consultant for dealing with all planning matters relating to projects and in managing the Royal Parks:

- planning services,
- heritage and conservation,
- urban design and master-planning,
- environmental impact assessments,
- sustainability.

The value is uplifted to £352000.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

Within the Framework Agreement regulations for 48 months from 20th April 2021 plus any call offs

II.2.14) Additional information

Sub-consultants may be included in the delivery of the services. The uplift value is to £352000.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated without a prior call for competition

- Additional deliveries by the original supplier
- New works/services, constituting a repetition of existing works/services

Explanation:

The Royal Parks (TRP) invited tenders to establish a framework contract for project support services (project management and full design team services). TRP inviting tenders for project support services in three lots, as set out below. Framework suppliers were required to assist and have assisted TRP's Project Team within the estates and projects directorate and other TRP staff in designing, managing and delivering projects, providing a full range of design engineering services, planning services and technical services.

Due to unforeseen and unavoidable circumstances outside of the Authority's control, and other factors the Authority has seen significantly higher reliance on the Framework than originally forecast when procured in 2020/2021 including the increase in current requirements.

The Authority's requirements demand continued ability to place contracts within the scope of the Framework in order to meet current and future operational needs and respond to evolving circumstances including those referenced above.

Recognising the need for a long-term solution, the Authority has planned to undertake the re-procurement of the Framework, including arranging access to relevant third-party Framework(s) to provide a sustainable basis for meeting the project support and delivery requirements.

IV.1.3) Information about a framework agreement

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 207-506357](#)

Section V. Award of contract/concession

Contract No

Framework Agreement Contract (2020/S 207-506357)

Lot No

1/2/3

Title

Construction project management services: Project Support Services Framework
2021-2025

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

20 April 2021

V.2.2) Information about tenders

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

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

Fulkers LLP

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

OC383621

The contractor/concessionaire is an SME

Yes

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

David Morley Architects LLP

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

OC309311

The contractor/concessionaire is an SME

Yes

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

Land Use Consultants

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

02549296

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £1,400,000

Total value of the contract/lot/concession: £5,700,000

V.2.5) Information about subcontracting

The contract/lot/concession is likely to be subcontracted

Short description of the part of the contract to be subcontracted

Services of Lots 1, 2 and 3 to be called off as necessary: Fulkers LLP new value estimate for Lot 1 is £3183000, David Morley Architects LLP with sub-contractors new value estimate for Lot 2 is £2165000 and Land Use Consultants Limited new value estimate for Lot 3 is £352000. These are totals from the commencement of the Framework Agreement from 20th April 2021 when DMA signed. (Fulkers Limited was signed on 22nd June 2021 and LUC was signed on 1st June 2021. Framework Agreement formed 20th April 2021.

Section VI. Complementary information

VI.3) Additional information

The Royal Parks (TRP) invited tenders to establish a framework contract for project support services (project management and full design team services). TRP inviting tenders for project support services in three lots, as set out below. Framework suppliers were required to assist and have assisted TRP's Project Team within the estates and projects directorate and other TRP staff in designing, managing and delivering projects, providing a full range of design engineering services, planning services and technical services.

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This value uplift will enable more of the services tendered to be called-off the Framework that are necessary for The Royal Parks to address the projected demand for the project support services and RIBA stage work to specify, plan and manage, control and monitor the essential repairs, refurbishments and modernisations required. This value uplift is needed now, prior to the re-procurement of a successor Framework to prevent workflow disruption to the project delivery operations the Authority must achieve and mitigate the risks the Authority would face as a result of any such disruptions. This value uplift is considered by the Authority to be a necessary step as waiting for the new procurement could not be completed in a satisfactory manner before the value listed in the original contract notice is exhausted for the current Framework. Without this value increase alternative measures would entail significant inconveniences and delays to the services for the dependent construction works

and result in a potential increase in costs for the Authority and failure to deliver the works needed.

The economic operators originally appointed to the Framework Lot 1: Fulkers LLP, Lot 2: David Morley Architects LLP and Lot 3: Land Use Consultants Limited are the same economic operators as those that will be engaged during the remaining period of the Framework. Sub-contractors are included to supplement the services for a Lot Call-off as required by a call-off project.

The link to the notice is:

<https://ted.europa.eu/udl?uri=TED:NOTICE:506357-2020:TEXT:EN:HTML>

VI.4) Procedures for review

VI.4.1) Review body

The Royal Parks

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+44 7711310442

Country

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