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Tender

## **KU Estates Building Consultancy Framework**

Kingston University Higher Education Corporation

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-045825

Procurement identifier (OCID): ocds-h6vhtk-0580bd

Published 4 August 2025, 5:42pm

### **Scope**

### **Reference**

CPU-23-KU-UK-873-DW-2025

### **Description**

Kingston University is seeking to create a Framework to provide all of the management services necessary to develop, tender and construct projects.

The University is intending to create a new consultancy framework to call off for managing potential projects from the Estate Programme.

This is a programme of projects across the University's four campuses that will include a range of requirements from formal teaching spaces, learning spaces, staff offices, breakout/informal study areas, workshops, laboratories, student social spaces, support spaces, performance spaces, and external areas. Projects are expected have construction values ranging from £50,000 up to £5,000,000 but in exceptional circumstances the value of an individual project may exceed this figure.

The Framework will be divided into lots broken down into individual disciplines, Kingston

University intends to appoint contractors to each lot;

The lots are listed below -

LOT 1: Architectural Services (Architect, Principal Designer & Lead Consultancy Services)

LOT 2: Building Services Engineers

LOT 3: Project & Cost Managers

LOT 4: Structural & Civil Engineers

LOT 5: Building Surveyors

LOT 6: Fire Safety Consultants

### **Commercial tool**

Establishes a framework

### **Total value (estimated)**

- £7,000,000 excluding VAT
- £8,400,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 18 May 2026 to 17 May 2030
- 4 years

### **Main procurement category**

## Services

### **CPV classifications**

- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services

### **Lot constraints**

Description of how multiple lots may be awarded:

As per tender documents and conditions of participation listed in the PSQ documents

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## **Lot 1. Architectural Services (Architect, Principal Designer & Lead Consultancy Services)**

### **Description**

This LOT contains Building consultant firms that can provide Architect, CDM Principal Designer and BSA Principal Designer Core services consultancy services for this LOT to the Estates Department along with optional Lead Consultant and Technical Advisor Services as required

### **Lot value (estimated)**

- £3,000,000 excluding VAT

- £3,600,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 2. Building Services Engineers**

### **Description**

This LOT contains Building consultant firms that can provide Building Services Engineering as a Core service consultancy services for this LOT to the Estates Department along with optional Lead Consultant and Technical Advisor Services as required

### **Lot value (estimated)**

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 3. Project & Cost Managers**

## **Description**

This LOT contains Building consultant firms that can provide Project Manager and Quantity Surveyor Services consultancy services to the Estates Department as Core services

## **Lot value (estimated)**

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Framework lot values may be shared with other lots

## **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 4. Structural & Civil Engineers**

### **Description**

This LOT contains Building consultant firms that can provide Structural Engineer and Civil Engineer Services as Core services consultancy services for this LOT to the Estates Department along with optional Technical Advisor Services as required

### **Lot value (estimated)**

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 5. Building surveyors**

### **Description**

This LOT contains Building consultant firms that can provide Building Surveyor Services as a Core consultancy service for this LOT to the Estates Department

### **Lot value (estimated)**

- £600,000 excluding VAT
- £720,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 6. Fire Safety Consultants**

### **Description**

This LOT contains Building consultant firms that can provide Fire Safety Consultancy Services as a Core consultancy service for this LOT to the Estates Department

### **Lot value (estimated)**

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Framework**

### **Maximum number of suppliers**

Unlimited

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

As listed in the tender documents Pricing schedule per LOT

## **Award method when using the framework**

Either with or without competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1. Architectural Services (Architect, Principal Designer & Lead Consultancy Services)**

**Lot 2. Building Services Engineers**

**Lot 3. Project & Cost Managers**

**Lot 4. Structural & Civil Engineers**

**Lot 5. Building surveyors**

**Lot 6. Fire Safety Consultants**

Listed in PSQ document

### **Technical ability conditions of participation**

**Lot 1. Architectural Services (Architect, Principal Designer & Lead Consultancy Services)**

**Lot 2. Building Services Engineers**

**Lot 3. Project & Cost Managers**

**Lot 4. Structural & Civil Engineers**



**Lot 5. Building surveyors**

**Lot 6. Fire Safety Consultants**

Listed in PSQ document

### **Particular suitability**

**Lot 1. Architectural Services (Architect, Principal Designer & Lead Consultancy Services)**

**Lot 2. Building Services Engineers**

**Lot 3. Project & Cost Managers**

**Lot 4. Structural & Civil Engineers**

**Lot 5. Building surveyors**

**Lot 6. Fire Safety Consultants**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

26 August 2025, 12:00pm

### **Submission type**

Requests to participate

### **Deadline for requests to participate**

2 September 2025, 12:00pm

## **Submission address and any special instructions**

<https://in-tendhost.co.uk/kingstonuniversity.aspx/Home>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Suppliers to be invited to tender**

**Lot 1. Architectural Services (Architect, Principal Designer & Lead Consultancy Services)**

**Lot 2. Building Services Engineers**

**Lot 3. Project & Cost Managers**

**Lot 4. Structural & Civil Engineers**

**Lot 5. Building surveyors**

1 to 6 suppliers

**Lot 6. Fire Safety Consultants**

1 to 4 suppliers

## **Award decision date (estimated)**

19 March 2026

## Recurring procurement

Publication date of next tender notice (estimated): 5 August 2029

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## Award criteria

Name	Description	Type
Simple description	PSQ: Quality Assessment of 4 questions totalling 100% to shortlist to progress to ITP Stage, where Award Criteria is made up of; Quality: Technical - STQ 65%, Commercial: Pricing 30%, Commercial: Terms of Agreement 5%	Price

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## Weighting description

PSQ: Quality Assessment of 4 questions totalling 100% to shortlist to progress to ITP Stage, where Award Criteria is made up of; Quality: Technical - STQ 65%, Commercial: Pricing 30%, Commercial: Terms of Agreement 5%

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Competitive flexible procedure

### Competitive flexible procedure description

As per tender documents

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## Documents

### Associated tender documents

<https://in-tendhost.co.uk/kingstonuniversity.aspx/Home>

Kingston University e-Procurement portal web address

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## Contracting authority

### Kingston University Higher Education Corporation

- UK Register of Learning Providers (UKPRN number): 10003678

Holmwood House Grove Crescent

Kingston upon Thames

KT1 2EE

United Kingdom

Contact name: David Wilder

Email: [procurement@kingston.ac.uk](mailto:procurement@kingston.ac.uk)

Website: <https://www.kingston.ac.uk/>

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public authority - sub-central government