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Tender

Construction Professional Services 2

Crown Commercial Service

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Scope

Reference

RM6356

Description

Crown Commercial Service (CCS) as the Authority intends to put in place a Pan Government Collaborative Agreement for the provision of Construction Professional Services.

To be utilised by Central Government Departments and all other UK Public Sector Bodies, including but not limited to, Local Authorities, Health, Police, Fire and Rescue, Education, Housing, Charities, Not for Profit, Nuclear and Devolved Administrations and International.

This agreement will provide access to technical advisory services for the full lifecycle of construction projects across 11 dedicated lots:

Lot 1 - General Infrastructure & Built Environment

Lot 2 - Architectural Services

Lot 3 - Project Management

Lot 4 - Commercial Management

Lot 5 - Defence

Lot 6 - Defence Enhanced

Lot 7 - International

Lot 8 - Nuclear

Lot 9a - Flood Risk and Asset Management - Technical Services

Lot 9b - Flood Risk and Asset Management - Environmental Services

Lot 9c - Flood Risk and Asset Management - Commercial and Programme Management

Services will include, but are not limited to:

project management

cost management

engineering, for example civil, structural, electrical

architectural and design services (design of buildings, spaces and infrastructure)

environmental and sustainability services

Commercial tool

Establishes a framework

Total value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 February 2026 to 25 February 2030
- 4 years

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services
- 71311000 - Civil engineering consultancy services
- 71311200 - Transport systems consultancy services
- 71311210 - Highways consultancy services
- 71311300 - Infrastructure works consultancy services
- 71312000 - Structural engineering consultancy services

- 71313000 - Environmental engineering consultancy services
- 71313400 - Environmental impact assessment for construction
- 71313410 - Risk or hazard assessment for construction
- 71313420 - Environmental standards for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313450 - Environmental monitoring for construction
- 71314300 - Energy-efficiency consultancy services
- 71315000 - Building services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 71317000 - Hazard protection and control consultancy services
- 71317100 - Fire and explosion protection and control consultancy services
- 71317200 - Health and safety services
- 71317210 - Health and safety consultancy services
- 71318000 - Advisory and consultative engineering services
- 71320000 - Engineering design services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71322000 - Engineering design services for the construction of civil engineering works
- 71322100 - Quantity surveying services for civil engineering works
- 71324000 - Quantity surveying services
- 71326000 - Ancillary building services
- 71333000 - Mechanical engineering services

- 71334000 - Mechanical and electrical engineering services
- 71351720 - Geophysical surveys of archaeological sites
- 71351810 - Topographical services
- 71351811 - Topographical surveys of archaeological sites
- 71351914 - Archaeological services
- 71352100 - Seismic services
- 71352110 - Seismographic surveying services
- 71353000 - Surface surveying services
- 71353200 - Dimensional surveying services
- 71354500 - Marine survey services
- 71355000 - Surveying services
- 71356300 - Technical support services
- 71356400 - Technical planning services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71510000 - Site-investigation services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 72322000 - Data management services
- 72224000 - Project management consultancy services
- 71242000 - Project and design preparation, estimation of costs

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. General Infrastructure & Built Environment

Description

This lot shall provide access to a range of specialist professional services relating to a range of industry expert construction professional services at discrete delivery stages, to support a variety of projects and requirements throughout the UK.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla

- BM - Bermuda
- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
- KY - Cayman Islands
- MS - Montserrat
- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 2. Architectural Services

Description

This lot shall provide access to a range of professional architectural services to support the design and delivery of public sector construction projects. Suppliers are expected to provide qualified architects with the capability to lead and coordinate multidisciplinary design teams, ensuring compliance with relevant legislation, building regulations and sustainability standards across the public sector.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
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- KY - Cayman Islands
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- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 3. Project Management

Description

This lot shall provide access to a range of Project Management services to support the delivery of public sector construction projects. Under this lot, it is expected that the supplier alliance member will provide suitably experienced project managers capable of coordinating multidisciplinary teams, managing budgets and programmes, overseeing risk and ensuring compliance with relevant public sector standards.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
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- SH - Saint Helena, Ascension and Tristan da Cunha
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- VG - British Virgin Islands

Same for all lots

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

Lot 4. Commercial Management

Description

This lot shall provide access to a range of professional commercial management services to support the effective procurement, cost management and contract administration of public sector construction projects. Supplier alliance members are expected to offer suitably qualified commercial professionals with expertise in public sector procurement regulations and standard contract forms.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
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- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 5. Defence

Description

This lot shall provide access to a range of industry experts construction professional services at discrete delivery stages to support a variety of projects and requirements for those of a sensitive nature, at locations throughout the UK. Under this lot, it is expected that works will be carried out at establishments that have stringent security regulations in place regarding site access, data and materials. Under this lot, the Supplier Alliance Member shall provide suitably security-cleared staff and have policies, protocols and procedures in place to satisfy security requirements.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
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- GS - South Georgia and South Sandwich Islands
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- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 6. Defence Enhanced

Description

This lot shall provide access to a range of industry experts construction professional services at discrete delivery stages to support a variety of projects and requirements for those of a sensitive nature, at locations throughout the UK. Under this Lot, it is expected that services will be carried out at establishments that have stringent security regulations in place regarding site access, data and materials. Under this lot, the Supplier Alliance Member shall provide suitably security-cleared staff and have policies, protocols and procedures in place to satisfy security sensitive requirements.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
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- SH - Saint Helena, Ascension and Tristan da Cunha
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- VG - British Virgin Islands

Same for all lots

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

Lot 7. International

Description

This lot shall provide access to a range of industry expert Construction Professional

Services at discrete delivery stages, from inception to completion, to support a variety of Projects and commissions in locations world-wide for Clients including, but not limited to, the Ministry of Defence (MOD) and the Foreign, Commonwealth and Development Office (FCDO)

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
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- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha

- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 8. Nuclear

Description

This lot shall provide access to a range of industry experts construction professional services at discrete delivery stages to support a variety of projects and requirements within the nuclear environment or a similar highly regulated environment.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

- AI - Anguilla
- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
- KY - Cayman Islands
- MS - Montserrat
- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 9a. Flood Risk and Asset Management - Technical Services

Description

This lot shall provide access to a range of industry expert Flood Risk and Asset Management Technical services at discrete delivery stages, from inception to completion, to support a variety of projects and requirements throughout the UK. The Supplier Alliance Member will be expected to provide evidence of delivering these services in a Flood Risk and Asset Management Environment. The Delivery Partner shall provide the below Services and Roles as either Client Support Services or Professional Services.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
- KY - Cayman Islands
- MS - Montserrat
- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 9b. Flood Risk and Asset Management - Environmental Services

Description

This lot shall provide access to a range of industry expert Flood Risk and Asset Management Environmental services at discrete delivery stages, from inception to completion, to support a variety of projects and requirements throughout the UK. The Supplier Alliance Member will be expected to provide evidence of delivering these services in a Flood Risk and Asset Management Environment. The Delivery Partner shall provide the below Services and Roles as either Client Support Services or Professional Services.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda

- FK - Falkland Islands
- GS - South Georgia and South Sandwich Islands
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- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 9c. Flood Risk and Asset Management - Commercial and Programme Management Services

Description

This lot shall provide access to a range of industry expert Flood Risk and Asset Management Commercial and Programme Management services at discrete delivery stages, from inception to completion, to support a variety of projects and requirements throughout the UK. The Supplier Alliance Member will be expected to provide evidence of delivering these services in a Flood Risk and Asset Management Environment. The Delivery Partner shall provide the below Services and Roles as either Client Support Services or Professional Services.

Lot value (estimated)

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
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- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Further information about fees

The Supplier will pay, excluding VAT, 1% of all the Charges for the Deliverables invoiced to the Buyer under all Call-Off Contracts.

Framework operation description

Refer to Schedule 4 - Award Without Competition Procedure and Competitive Selection Process for details of the competitive selection processes for the award of contracts under this framework.

In the event that there is a challenge to the Competition and such a challenge is confined to any one particular Lot, the Authority reserves the right to the extent that it is lawful to do so, to conclude a Framework Contract with the successful Suppliers in respect of the Lot(s) that has (have) not been so challenged. The Authority also reserves the right to extend Lots by varying durations.

Please see the number of places to be awarded per lot below;

Lot 1- 15

Lot 2 - 15

Lot 3 - 15

Lot 4 - 15

Lot 5 - 10

Lot 6 - 5

Lot 7 - 7

Lot 8 - 7

Lot 9a - 8

Lot 9b - 8

Lot 9c - 8

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Refer to RM6356 Construction Professional Services 2 - Customer List for details of contracting authorities that may use the framework.

Please note that lots 9a to 9c are for the exclusive use of the Environment Agency.

Participation

Legal and financial capacity conditions of participation

Lot 1. General Infrastructure & Built Environment

Lot 2. Architectural Services

Lot 3. Project Management

Lot 4. Commercial Management

Lot 5. Defence

Lot 6. Defence Enhanced

Lot 7. International

Lot 8. Nuclear

Lot 9a. Flood Risk and Asset Management - Technical Services

Lot 9b. Flood Risk and Asset Management - Environmental Services

Lot 9c. Flood Risk and Asset Management - Commercial and Programme Management Services

The conditions of participation relating to the legal and financial capacity are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire and Attachment 2 How to tender.

Technical ability conditions of participation

Lot 1. General Infrastructure & Built Environment

Lot 2. Architectural Services

Lot 3. Project Management

Lot 4. Commercial Management

Lot 5. Defence

Lot 6. Defence Enhanced

Lot 7. International

Lot 8. Nuclear

Lot 9a. Flood Risk and Asset Management - Technical Services

Lot 9b. Flood Risk and Asset Management - Environmental Services

Lot 9c. Flood Risk and Asset Management - Commercial and Programme Management Services

The conditions of participation relating to technical capability are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire and Attachment 2 How to tender

Particular suitability

Lot 1. General Infrastructure & Built Environment

Lot 2. Architectural Services

Lot 3. Project Management

Lot 4. Commercial Management

Lot 5. Defence

Lot 6. Defence Enhanced

Lot 7. International

Lot 8. Nuclear

Lot 9a. Flood Risk and Asset Management - Technical Services

Lot 9b. Flood Risk and Asset Management - Environmental Services

Lot 9c. Flood Risk and Asset Management - Commercial and Programme Management Services

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

7 October 2025, 3:00pm

Tender submission deadline

20 October 2025, 3:00pm

Submission address and any special instructions

<https://crowncommercialservice.bravosolution.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 February 2026

Award criteria

Lot 1. General Infrastructure & Built Environment

Name	Type	Weighting
Price	Price	30%
Effectively deliver projects with the right level of resources	Quality	20%

Name	Type	Weighting
Effectively use tools, technology and continuous improvement	Quality	20%
Delivery of integrated services to the Additional Client	Quality	20%
Social Value	Quality	10%

Lot 2. Architectural Services

Name	Type	Weighting
Price	Price	30%
Effectively deliver projects with the right level of resources	Quality	20%
Effectively use tools, technology and continuous improvement	Quality	20%
Lead the design process	Quality	20%
Social Value	Quality	10%

Lot 3. Project Management

Name	Type	Weighting
Price	Price	30%
Effectively deliver projects with the right level of resources	Quality	20%
Effectively use tools, technology and continuous improvement	Quality	20%
Project manage complex construction projects and programmes	Quality	20%
Social Value	Quality	10%

Lot 4. Commercial Management

Name	Type	Weighting
Price	Price	30%
Effectively deliver projects with the right level of resources	Quality	20%
Effectively use tools, technology and continuous improvement	Quality	20%

Name	Type	Weighting
Commercially manage complex construction projects and programmes	Quality	20%
Social Value	Quality	10%

Lot 5. Defence

Name	Type	Weighting
Price	Price	30%
Approach to Delivery	Quality	18%
Approach to capacity and resources	Quality	12%
Health Safety and Security	Quality	12%
Social Value	Quality	10%
Approach to provision of expertise including Subject Matter Experts	Quality	10%
Approach to collaborative behaviours and stakeholder management	Quality	8%

Lot 6. Defence Enhanced

Name	Type	Weighting
Price	Price	30%
Organisation and Resources	Quality	18%
Information Handling	Quality	18%
Demonstrating Security Culture	Quality	12%
Understanding and applying security	Quality	12%
Social Value	Quality	10%

Lot 7. International

Name	Type	Weighting
Price	Price	30%
Approach to Delivery of Overseas Projects	Quality	15%
Approach to Capacity and Resource Management	Quality	15%
Social Value	Quality	10%
Approach to Health & Safety (H&S) and Security	Quality	10%

Name	Type	Weighting
Strategic Partnering and Supply Chain Management	Quality	10%
Approach to Workforce, People and Development	Quality	10%

Lot 8. Nuclear

Name	Type	Weighting
Price	Price	30%
Expertise, systems and processes to effectively deliver projects	Quality	24%
Capacity	Quality	18%
Health, Safety & Quality	Quality	12%
Social Value	Quality	10%
Technology, Systems & Process	Quality	6%

Lot 9a. Flood Risk and Asset Management - Technical Services

Lot 9b. Flood Risk and Asset Management - Environmental Services

Lot 9c. Flood Risk and Asset Management - Commercial and Programme Management Services

Name	Type	Weighting
Price	Price	30%
Delivery	Quality	17.5%
Capacity	Quality	15%
Sustainability	Quality	15%
Strategic partnering & relationship management	Quality	12.5%
Social Value	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

[FTS Customer List - RM6356.docx](#)

Contracting authority

Crown Commercial Service

- Public Procurement Organisation Number: PBZB-4962-TVLR

9th Floor, The Capital, Old Hall Street

Liverpool

L3 9PP

United Kingdom

Telephone: +44 3454102222

Email: supplier@crowncommercial.gov.uk

Website: <https://www.gov.uk/ccs>

Region: UKD72 - Liverpool

Organisation type: Public authority - central government