

FWK1150 – Parliamentary Construction Partnership Framework

Briefing Note in Accompaniment with the Contract Notice

Contracting Authority

The Corporate Officer of the House of Lords and the Corporate Officer of the House of Commons (acting jointly) of the Houses of Parliament, London.

Call-off contracts may be entered into with the Corporate Officer of the House of Lords and the Corporate Officer of the House of Commons acting jointly or individually.

The company limited by guarantee referred to in the Parliamentary Buildings (Restoration and Renewal) Act 2019 as the “Delivery Authority” is named as a potential user of this framework agreement and so it will also be entitled to award call-off contracts under it. In the event of any amendments to that Act which alter the name or legal status of the Delivery Authority, any successor legal entity to the Delivery Authority shall be entitled to be a user of this framework agreement in place of the Delivery Authority.

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Type of Contracting Authority

Body Governed by Public Law

Main Activity

Public Service

Contract award on behalf of other contracting authorities

No

Title

FWK1150 Parliamentary Construction Partnership Framework

Type of contract

Works - Bespoke Framework Agreement, comprising various forms of NEC4 contracts for call-off purposes, with secondary clauses and amendments.

Information about a public contract, a framework agreement or DPS

The notice involves the establishment of a new framework agreement

Information on framework agreement

Bespoke Framework Agreement, encompassing various forms of NEC4 contracts for call-off purposes, with standardised terms and conditions.

Duration of framework agreement:

Duration in years: Up to 7 years

Estimated total value of purchases for the entire duration of the framework agreement:

£1,500,000,000.00 (excluding VAT)

Frequency and value of contracts to be awarded: To be disclosed and determined at Award., and as required thereafter.

Short description of the contract or purchase(s)

The Palace of Westminster is an internationally important heritage asset as acknowledged by its Grade I listing designation, and inclusion as a UNESCO World Heritage Site. The Parliamentary Estate has a unique built asset portfolio and has a total gross internal floor areas exceeding 250,000m². Approximately 70% of the buildings on the Parliamentary Estate are 'Listed' under Heritage status, with two buildings, Norman Shaw North and the Palace of Westminster, of exceptional interest, and which are Grade 1 'Listed'.

Parliament is exercising its duty of care to prevent future deterioration of the mechanical, electrical, public health, fire, and life safety systems, building fabric, roofing, stonework, and other associated works and projects, as custodians of this Grade I Listed asset and to maintain a safe and secure environment in and around the Palace of Westminster, and the wider Parliamentary Estate.

The Corporate Officer of the House of Lords and the Corporate Officer of the House of Commons (acting jointly) invite interested parties to consider participation in the future call for competition. A named user of this Framework shall be the Restoration and Renewal Delivery Authority Limited.

Strategic Estates & Restoration and Renewal Delivery Authority

It is important to distinguish from the above the co-ordinated but separate project delivery of the Restoration & Renewal programme. A separate entity (the Restoration and Renewal Delivery Authority Limited) has been established to deliver the works required across the Parliamentary Estate to ensure the safety of those who work and visit here, and to support the continued business of Parliament. This includes planning for the large and complex restoration of the Palace of Westminster to preserve it for future generations. Furthermore, in the future, it may become necessary for call-off contracts to be novated to the Restoration and Renewal Delivery Authority Ltd.

On background:

Further information about the role of the R&R Client Board, and R&R Programme Board, is available on the parliamentary website.

The Framework will predominantly facilitate the procurement and works requirements of the Corporate Officers' project delivery team (the Strategic Estates team). The Strategic Estates team is bicameral, serving both Houses, and is responsible for the infrastructure comprising the Parliamentary Estate. Their work encompasses a broad set of responsibilities, including the delivery of construction projects, construction safety, the provision of specialist planning

and design support, and the care and development of our internationally significant heritage collections, among others.

The purpose of this further Prior Information Notice is to provide updated information for the procurement and implementation of a Parliamentary Construction Partnership (CPF) Framework, that shall serve as an enhancement of, and successor to the existing MEPFS (Mechanical, Electrical, Public health, and Fabric Safety) Framework

The procurement of contractors to undertake construction works is a key enabler to the successful delivery of the Medium-Term Investment Plan (MTIP) by Strategic Estates. As the requirement for these services and works continues to increase across the Parliamentary Estate, the procurement of this new Framework, and its services and works, is required to maintain the capability and capacity to construct and deliver projects that are part of the portfolio of capital investment and capital maintenance projects that constitute the MTIP, into the early 2030s.

This Framework builds upon the original content of the MEPFS Framework and incorporates lessons learnt through its use over the last few years, and the feedback and thoughts from internal and external stakeholders to ensure this Framework is fit for purpose going forward.

This new Framework seeks to ensure that the Corporate Officers have access to a proportionate and resilient number of capable Contractors, across several Lots, with different specialisms and disciplines, who can undertake the wide range of construction works and services required to meet the needs of the MTIP and Estate Masterplan.

The authority is looking to engage contractors with the capability and capacity to lead, coordinate and manage the delivery of works projects. Core works will ideally be delivered by Contractors' in-house capability, with specialist works delivered in conjunction with the contractors' established supply chains.

- Lot 1 - High Value Construction Works of Mixed Discipline, circa £50m and over.
- Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health, and Fire) Discipline, over circa £5m, but under circa £50m.
- Lot 3 - Medium Value Construction Works, consisting predominantly of Architectural, Heritage, Roofing, and Conservational Discipline, up to circa £50m.
- Lot 4 - Low / Minor Value Construction Works of Mixed Discipline (Building Works, M&E, and Fit-Out works), up to circa £5m.

An invitation to tender (ITT) is issued providing full details of the framework. Once appointed onto the framework lot, call-off contracts will be awarded based on mini-competition or direct award procedures. Call-off contracts will be based on the NEC4 suite of contracts and utilise a variety of contracting strategies that consider design responsibility, early contractor involvement and one/two stage tendering, and more strategic partnership strategies such as management contracting, and construction management.

The allocation of the work via the direct award procedure, and to maintain a position on the framework, shall be subject to a performance management regime using Key Performance Indicators, and a 'Cab Rank' (a revolving method of fairly allocating works)

Common Procurement Vocabulary (CPV):

Main CPV code

45000000 - Construction work

45200000 - Works for complete or part construction and civil engineering work

45216114 - Parliament and public assembly buildings

Information about the Government Procurement Agreement:

The contract is covered by the GPA: Yes

Lots:

This contract is divided into lots: Yes

Information about variants:

Variants will be accepted: No

Description of the procurement:

The authority is looking to procure contractors with the capability and capacity to lead, coordinate and manage the delivery of works projects. Core works will be delivered inhouse with specialist works delivered in conjunction with their established supply chains, as part of a framework to undertake works to the Parliamentary Estate:

- Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m with no upper limit defined.
- Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but typically under £50m.
- Lot 3 – Medium Value Construction Works, consisting predominantly of Architectural, Structural, Heritage, Roofing, and Conservational Discipline, with no lower limit, and typically up to £50m.
- Lot 4 – Low / Minor Value Construction Works (typically Building, Fit-Out, and M&E works) Discipline, typically up to £5m

An invitation to tender (ITT) is issued providing full details of the framework. Once appointed onto the framework lot, mini-competitions or direct awards will be issued based on the NEC4 suite of contracts using both traditional and design and build procurement methods.

Works will be awarded by mini-competition or direct award, where value for money can be demonstrated. The allocation of the work via direct awards, and to maintain a position on the framework, is likely to be subject to a performance management regime using Key Performance Indicators.

Lot No: 1

Title: High Value Construction Partners, for Major Works of Mixed Discipline, typically over £50m with no defined upper limit

Additional CPV code(s)

As Main CPV Codes

Place of performance

NUTS code: UKI32 (London, Westminster)

Description of the procurement:

Lot 1 – High Value Construction Works of Mixed Discipline, typically over £50m with no upper limit defined.

Award criteria

Price is not the only award criterion, and all criteria are stated only in the procurement documents

Estimated value

Value excluding VAT: £500,000,000.00

Duration of the contract, framework agreement or dynamic purchasing system

The term of the framework is up to 7 years.

This contract is subject to renewal: No

Information about variants

Variants will be accepted: No

Information about options

None

Lot No: 2

Title: Medium Value Construction Works, for Mechanical, Electrical, Public Health, and Fire Disciplines, typically over £5m, up to £50m

Additional CPV code(s)

As per Main CPV codes

Place of performance

NUTS code: UKI32 (London, Westminster)

Description of the procurement:

Lot 2 – Medium Value Construction Works, consisting predominantly of Mechanical & Electrical (Public Health & Fire) Discipline, typically over £5m, but typically under £50m.

Award criteria

Price is not the only award criterion, and all criteria are stated only in the procurement documents

Estimated value

Value excluding VAT: £425,000,000.00

Duration of the contract, framework agreement or dynamic purchasing system

The term of the framework is up to 7 years.

This contract is subject to renewal: No

Information about variants

Variants will be accepted: No

Information about options

None

Lot No: 3

Title: Medium Value Construction Works, for Architectural, Structural, Heritage, Roofing, and Conservational Disciplines, typically up to £50m

Additional CPV code(s)

As per Main CPV codes

Place of performance

NUTS code: UKI32 (London, Westminster)

Description of the procurement:

Lot 3 - Medium Value Construction Works, consisting predominantly of Architectural, Heritage, Roofing, and Conservational Discipline, up to circa £50m.

Award criteria

Price is not the only award criterion, and all criteria are stated only in the procurement documents

Estimated value

Value excluding VAT: £425,000,000.00

Duration of the contract, framework agreement or dynamic purchasing system

The term of the framework is up to 7 years.

This contract is subject to renewal: No

Information about variants

Variants will be accepted: No

Information about options

None

Lot No: 4

Title: Low / Minor Value Construction Works (Building, Fit-Out, and MEP&F (Mechanical, Electrical, Public Health, and Fire)), typically up to £5m

Additional CPV code(s)

As per Main CPV codes

Place of performance

NUTS code: UKI32 (London, Westminster)

Description of the procurement:

Lot 4 - Low / Minor Value Construction Works of Mixed Discipline (Building Works, M&E, and Fit-Out works), up to circa £5m.

Award criteria

Price is not the only award criterion, and all criteria are stated only in the procurement documents

Estimated value

Value excluding VAT: £150,000,000.00

Duration of the contract, framework agreement or dynamic purchasing system

The term of the framework is up to 7 years.

This contract is subject to renewal: No

Information about variants

Variants will be accepted: No

Information about options

None

Quantity or scope of the contract - Leave Blank

Information about options

Options: No

Information about renewals:

This contract is subject to renewal: No

Additional CPV codes

None

Type of procedure:

Open Procedure

Limitations on the number of operators who will be invited to tender or to participate

Objective criteria for choosing the number of candidates:

- Bidders are permitted to express their interest to bid for each of Lot 1 – 4. Bidders will be required to submit a separate and specific tender response for each Lot that they wish to bid for, and where bidding for more than one Lot, shall be required to state their order of preference. Each bidder shall be permitted to be placed in a maximum of two Lots, and no more.

Further information is available within the enclosed procurement documentation.

Award Criteria

The most advantageous tender in terms of criteria stated in procurement documentation

Information about electronic auction

An electronic auction will be used: No

File reference number attributed by contracting authority

FWK1150

Previous publication(s) concerning the same contract

Prior Information Notice (*version 3, published 10th June 2024 to Find a Tender*)

[FWK1150 Parliamentary Construction Partnership Framework - Find a Tender \(find-tender.service.gov.uk\)](https://www.find-tender.service.gov.uk)

Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 2 weeks before the tender submission deadline.

Time limit for receipt of completed SQ submission: to be included within the tender submission.

Time limit for receipt of tenders: as set out within the ITT Instructions

Additional Information

This notice does not commit or constrain the Contracting Authority to the draft works outline provided and is not a call for competition. The CPV codes used in this engagement and the full range of services covered may change prior to commencement of the proposed competition.

The Parliamentary Commercial Directorate (PCD) uses an e-tendering portal (hosted by Atamis) to manage its procurement processes. You will need to register on the portal so you can then express an interest in this opportunity. Furthermore, Suppliers will be required to complete a Non-Disclosure Agreement (NDA) prior to accessing the ITT. The ITT will be issued and accessible once the Contract Notice is published. Further instructions including the NDA form will be made available within the e-tendering portal once you have registered and expressed your interest in this opportunity.

Where a supplier is already registered on Atamis, a new user should select to join their existing supplier account when prompted. Users joining an existing supplier account will be approved by the primary contact of the supplier. If the primary contact has left the business without passing on this role, please e-mail PCD@parliament.uk.

Registering on the e-tendering portal does not mean you are a supplier to either the House of Commons or House of Lords.

