

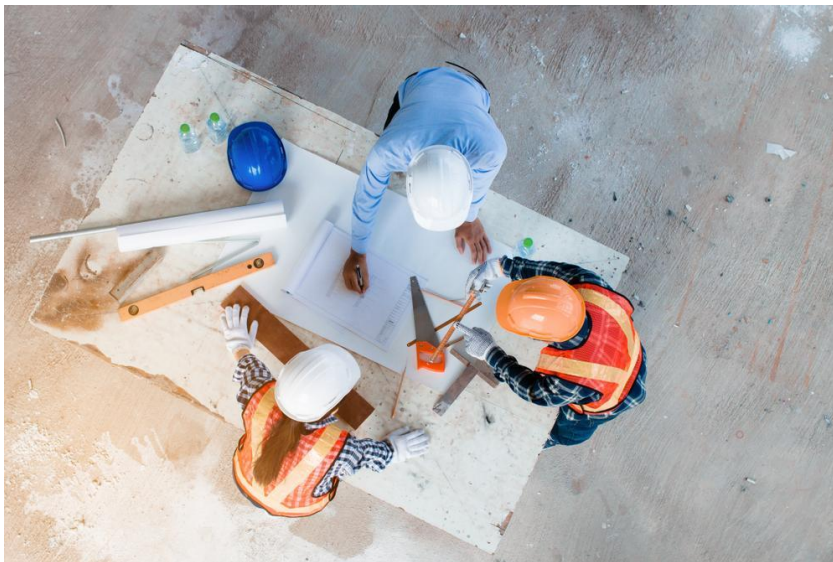


Crown
Commercial
Service

Buyer Needs

RM6242 Construction Professional Services
Dynamic Purchasing System

Dynamic Purchasing System Agreement



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1. Introduction

1.1 Customer Needs Statement

Crown Commercial Service (CCS) is seeking to establish a Dynamic Purchasing Agreement (DPS) for the provision of Construction Professional Services for all UK central government departments, wider public sector organisations and all other UK Public Sector Bodies (Customers) as listed in the FTS Contract Notice for RM6242 Construction Professional Services DPS.

This RM6242 Construction Professional Services DPS Agreement will be managed by CCS and any contract(s) awarded under this DPS Agreement will be managed by individual Customers (Buyers).

The intended duration period of the RM6242 Construction Professional Services DPS Agreement is for four years (48 months). In the event that the RM6242 Construction Professional Services DPS Agreement is terminated, CCS shall give the Supplier no less than three (3) Months written notice. CCS acknowledges that the RM6242 Construction Professional Services DPS Agreement will not be terminated within the initial first two (2) months from the commencement date.

CCS may extend the duration of this RM6242 Construction Professional Services DPS Agreement for any period or periods up to a maximum of two years (24 months) in total from the expiry of the Initial RM6242 Construction Professional Services DPS Agreement period by giving the Supplier no less than three (3) Months' written notice.

Customers may enter into a contract with you for a period of their determination,, which may exceed the duration of the RM6242 Construction Professional Services DPS Agreement. A customer may elect to extend their Contract Initial Period . The contract period, including any contract extension period, under procurement best practice guidance, should not take the contract period beyond sixty (60) months in total.

The flexibility of the contracting period allows the customer to determine appropriate contracting timelines required in order that the supplier can meet the needs of the customer for large and complex projects.

1.2 The Opportunity

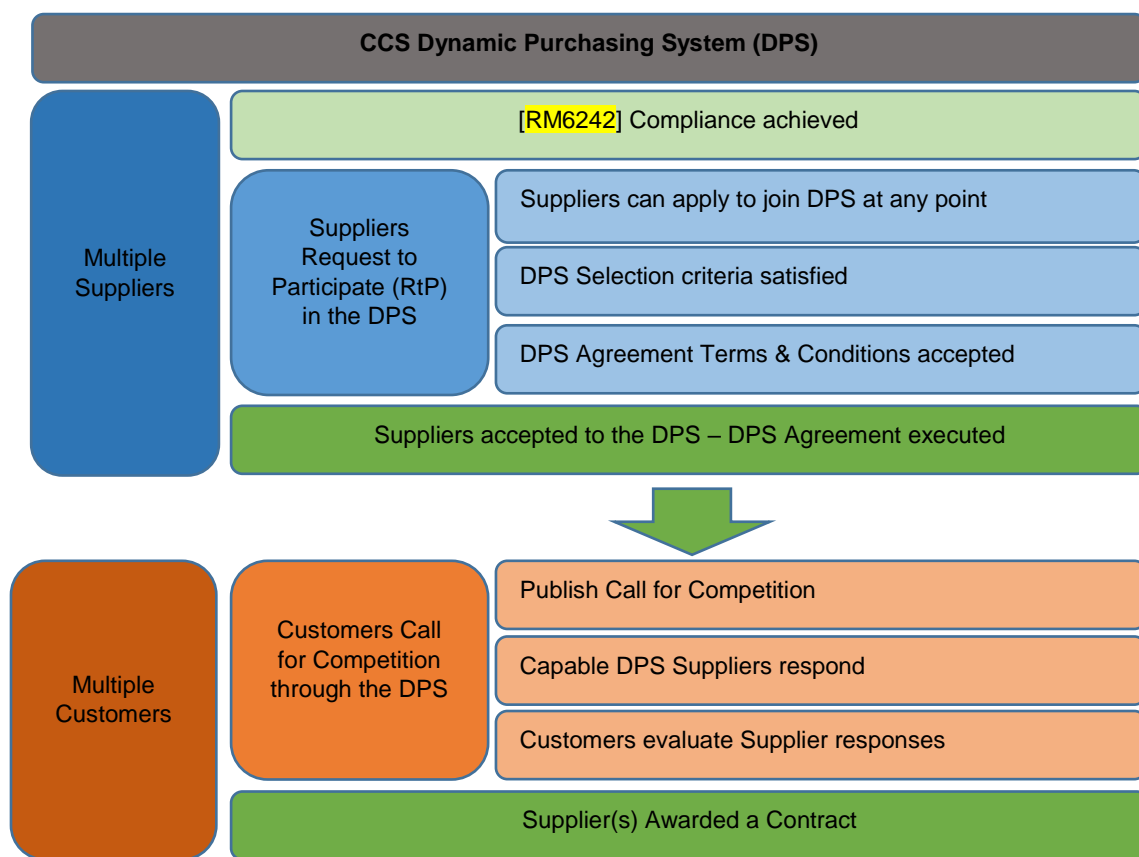
The RM6242 Construction Professional Services DPS Agreement will provide central government, wider public sector departments and all other UK Public Sector Bodies with the opportunity to procure an extensive range of construction related professional services, via a comprehensive number of suppliers.

Upon application to join the RM6242 Construction Professional Services DPS Agreement, bidders are required to indicate which categories and services they are able to bid for. It is therefore essential that bidders select the exact elements relevant to their service offering in order to be invited to the relevant competitions.

Customers will use the service element filters as detailed in Attachment 1 – RM6242 Construction Professional Services Filter Matrix, to short list appointed suppliers offering their service requirements and invite to competition.

What is a Dynamic Purchasing System (DPS)?

A DPS is a public sector sourcing tool for common goods and services under regulation 34 (Dynamic Purchasing Systems) of the [PCR 2015](#). Bidders can apply to join at any point and don't require any special IT equipment as a DPS eliminates unnecessary activity for the bidder, up front:



How will the services within the DPS for RM6242 Construction Professional Services be organised?

The RM6242 Construction Professional Services DPS will be organised into distinct categories so:

Bidders can indicate all elements relevant to their service offering, and

Customers can filter the elements to produce a shortlist of appointed suppliers to invite to a competition.

The four (4) distinct categories comprise of:

- Technical & Professional Services
- Industry Sector
- Geographical Regions
- Additional Capability

Full details of the four (4) distinct categories and the sub-categories can be found at **Attachment 1 – RM6242 Construction Professional Services Filter Matrix.**

Who are the Customers of the RM6242 Construction Professional Services DPS Agreement?

The RM6242 Construction Professional Services DPS Agreement will be available to all central government, wider public sector and all other UK Public Sector customers as listed in the Contract notice, including but not limited to the following:

Central Government Departments,

Arm's Length Bodies and Executive Agencies

Non Departmental Public Bodies

Devolved administrations

NHS bodies, Trusts and Clinics

Local Authorities

Charities

Not for Profit

Police

Housing Associations

Universities, colleges, schools, further education providers

The RM6242 Construction Professional Services DPS Agreement is available for both customers who use a current public sector Construction Professional Services Agreement and also new customers who choose to purchase Construction Professional Services services via this DPS route.

What are the benefits of the RM6242 Construction Professional Services DPS Agreement?

- Simple, quick process – accessible for suppliers of all sizes seeking opportunities to provide services to the public sector.
- Automated, online process – streamlined electronic process.
- Flexible - new bidders can apply to join at any point.
- Choice - increased scope/scale of service offerings and access to public sector business.
- Filtering of supplier offering - ensures suppliers receive notifications of competitions that are relevant to their service offering.
- Dynamic – Customers can create bespoke specifications, competitions and contracts.
- Ease of Contract – enables contract awards via shortlisting through use of filters enabling further competitions to be streamlined and targeted to capable suppliers.
- Supports localism and Social Value - enabling appointed suppliers to bid for business either locally, regionally or nationally.
- Savings – drives savings through the ‘Call for Competition’ procedure.
- Efficiencies – reduces Customers costs and process cycle time

What is the estimated value of the RM6242 Construction Professional Services DPS Agreement?

The estimated value is £25,000,000.00 (excluding VAT) per annum, with targeted growth strategies. This will comprise multiple contracts with multiple suppliers, however there is no guarantee of work or spend under this RM6242 Construction Professional Services DPS Agreement.

1.3 The current situation

This RM6242 Construction Professional Services DPS Agreement is a new offering from CCS. At present CCS offers two commercial routes for the provision of Construction Professional Services; RM6165 Construction Professional Services Framework as well as this new DPS offering, RM6242 Construction Professional Services.

Main differences between the Construction Professional Services Dynamic Purchasing System and Framework routes:

RM6242 Construction Professional Services Dynamic Purchasing System	RM6165 Construction Professional Services Framework
Designed for low value, low complexity (routine) programmes of work, or high value, low complexity programme activities.	Designed for high value, high complexity (strategic) programmes of work.
Single service and or niche requirements covering ad hoc (or single) RIBA stages	Multi-disciplinary services, covering end to end construction projects through all RIBA stages
Local suppliers and SME's are available on DPS, covering Location specific and Industry specific construction professional service requirements.	No geographic limitations, utilises nationally available suppliers.
Dynamic number of suppliers available with further supplier on-boarding at any point during the life of the DPS	Fixed number of suppliers available on specific framework lots, with no further supplier on-boarding.
<p>Four Filters;</p> <ul style="list-style-type: none"> • Construction Professional and Technical Services • Industry Sector • Location (of services) • Additional Capability (eg Security clearance, value threshold of projects) 	<p>Six Lots;</p> <ul style="list-style-type: none"> • Lot 1 : Built Environment • Lot 2 : Urban Regeneration • Lot 3 : International • Lot 4 : High Rise • Lot 5 : Defence & Security • Lot 6 : Environmental
Pricing Proposals to be requested for individual Projects at Further Competition	Maximum rate cards available for Direct Award, Further Competition and Benchmarking
Four year term with two optional one year extensions (4+1+1)	Four year term with no option of extension
No Direct Award facility	Direct Award available – No value threshold

No value threshold applies for use of DPS	No value threshold applies for use of Framework
<p>Call off agreement can be let using the following standard forms of contract:</p> <ul style="list-style-type: none"> • CCS Public Sector Contract Core Terms Order Contract • NEC4 Professional Service Contract (long and short form) Non- Core Terms Order Contract • NEC3 Professional Service Contract (long and short form) Non- Core Terms Order Contract • JCT Consultancy Agreement (Public Sector) 2016 Non- Core Terms Order Contract 	<p>Call off agreement can be let using the following standard forms of contract:</p> <ul style="list-style-type: none"> • PPC 2000 (amended 2013) Standard Form of Contract for Project Partnering • NEC4 Professional Service Contract (long and short forms) • NEC3 Professional Service Contract (long and short forms) • JCT Consultancy Agreement (Public Sector) 2016

2. Specification (DPS Schedule 1)

2.1 Our priorities

Crown Commercial Service (CCS) key priorities are to facilitate the procurement of Construction Professional Services, improve visibility of whole life costs and to influence efficiencies through:

- Offering valued solutions to meet customers individual requirements;
- Build and increase capacity of high quality services;
- Provide greater opportunity for aggregation; and
- Develop a dynamic commercial model for access to services.

2.2 Scope

The Supplier shall provide services as detailed in Attachment 1 – RM6242 Construction Professional Services Filter Matrix (below) and DPS Schedule 1- Specification of the RM6242 Construction Professional Services DPS Agreement.

Where the Buyer may have specialist requirements relating to individual projects and/or Service provisions, the Buyer will specify these at the Order Contract stage.

Specialist requirements for Order Contracts will be specified by the Buyer and may include but are not limited to:

- Specific security clearances
- Sector specific requirements and or experience
- Standards for the services specific to the Buyers call off
- Additional accreditations eg ISO27001

The Supplier shall only provide the services for the DPS filter categories to which they have been appointed. For all filter categories and services, the Supplier must help Buyers comply with any specific applicable standards the Buyer sets out at the call off stage.

The Supplier shall provide the Buyer with expert and technical advice and explore improvements that maximise efficiency and performance across all services.

The Supplier shall provide all services in a safe and efficient way as determined by law and the required standards set out by the Buyer at call off.

The scope required for each project or programme will be specified at Order Contract. An example of service types that can be accessed through the RM6242 Construction Professional Services DPS are listed below.

The core requirement of RM6242 Construction Professional Services shall include but not be limited to:

Filters four (4) distinct categories:

- Technical & Professional Services
- Industry Sector
- Geographical Regions
- Additional Capability

Other key elements:

The services provided by the Supplier will support the Buyer in the delivery of a wide range of construction projects/programmes including but not limited to;

- New build
- Refurbishments
- Extensions
- Alterations
- Maintenance requirements
- Fit-out
- Life Cycle Works (LCW)
- Heritage/Historic buildings
- Life Science/Laboratory Structures
- Infrastructure
- Modern state of the art buildings
- Smart Cities/Urban Planning
- Development of Green and Brown sites

Attachment 1 – RM6242 Construction Professional Services Filter Matrix

Core Requirements: The Supplier shall offer either one or a combination of the following core services and/or categories on a national scale or across multiple and single locations:

- **Construction Technical, Professional and Advisory Services;**
Granular level services under CPS service headings to allow flexibility at Call for Competition of specialist or single services and to allow a platform for suppliers, including SMEs to provide individual services.
- **Industry and Service Sectors**
This Filter will enable Buyers to down select those suppliers with the relevant experience and capability, in the specific Industry sector required.
- **Location**

The areas that suppliers can deliver services to, by NUTS code region. This is also to allow customers to support their Social Value requirements and 'buy local' agendas.

- **Additional Capabilities**

Value threshold - suppliers can list the contract values that they are able to support projects on. Buyers would like an opportunity to support growth targets and the SME agenda

Security Clearances - we would expect suppliers to note the level of security clearance they are holding at the time of tender. This can be updated in Filters at any point as Security Clearances are updated. You don't need any Security Clearance to be on the DPS but customers would like the opportunity to shortlist by Security Clearance, where required for a specific project.

Data Security - While the DPS requirement for entry will be Cyber Essentials, suppliers will be required to note if they hold Cyber Essentials Plus and ISO27001 as a shortlisting filter. There are Buyers whose security requirements may mean that they have Cyber Essentials Plus and others who may require Cyber Essentials and ISO27001 together as a minimum requirement.

2.3 Order Contract Flexibility:

2.3.1 Where the Buyer may have specialist requirements relating to individual projects and/or Service provisions, the Buyer will specify these at the Further Competition stage.

These may include but are not limited to:

- Specific security clearances
- Sector specific requirements and or experience
- Standards for the services specific to the Buyers call off
- Additional accreditations eg ISO27001

2.3.2 The Order Contract Conditions used by the Buyer for an Order Contract awarded to a Supplier will be one or more of the following (Non Core) Industry standard forms of construction contract, or a Buyer's modified version of such standard forms:

- (a) NEC3 Professional Service Contract
- (b) NEC4 Professional Service Contract
- (c) NEC3 Professional Service Short Contract

- (d) NEC4 Professional Service Short Contract
- (e) JCT Consultancy Agreement (Public Sector) 2016 or;
the (Core) PSC Order Contract or Buyer's modified version
of such form:
- (f) Public Sector Contract

2.3.3 To understand the documents required to be incorporated into each of the Order Contracts (Core or Non-Core), please see the corresponding Annex in;

DPS Schedule 6 - Order Form Template and Order Schedules -

Annex A – Public Sector Contract (PSC) Terms

Annex B – NEC 4 PSC Terms

Annex C – NEC 3 PSC Terms

Annex D – JCT Consultancy Terms

3. Mandatory Service Requirements:

The main Service requirements governing the RM6242 Construction Professional Services DPS can be found in **DPS Schedule 1- Specification** and are as follows;

Supplier requirements and obligations

Standards

Insurance and Warranties

Policies and Procedures

Data Management and Management Information

Security

Health and Safety

Communications and collaboration

Stakeholder management

Construction Policy and Best Practice