**CROWN COMMERCIAL SERVICE**

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**PROJECT MANAGEMENT AND FULL DESIGN TEAM SERVICES FRAMEWORK SCHEDULE 4**

**PART B - TEMPLATE ORDER FORM AND TEMPLATE CALL OFF TERMS**

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**TABLE OF CONTENTS**

1. Order Form
2. Contract Particulars
3. Contract Conditions
4. Schedules:
   1. Schedule 1 – Scope of Services
      1. Part 1 – Core Services
      2. Part 2 – Non-Core Services
   2. Schedule 2 – Fee Schedule
   3. Schedule 3 – Third Party Agreements
   4. Schedule 4 – Collateral Warranty (Supplier Collateral Warranty in favour of a

Beneficiary and Key Sub-Consultant Collateral Warranty in favour of a Beneficiary

* 1. [Parent Company Guarantee] – Not used
  2. [Novation Agreement] – Not used
  3. [The Programme] – Not used
  4. [Key Performance Indicators] – Not used
  5. [BIM Information Requirements and BIM Model Production and Delivery Table] – Not used
  6. [Security Policy] – Not used
  7. [Business Continuity and Disaster Recovery Plan] – Not used
  8. [Staff Transfer] – Not used
  9. [MOD DEFCONS and DEFFORMS] – Not used
  10. [Collaborative Performance Framework] – Not used

**Date 25th March2019**

**ORDER FORM**

**Between**

**GOVERNMENT PROPERTY AGENCY**

**And**

**FAITHFUL + GOULD LIMITED**

**For the provision of**

### European Centre for Medium Range Weather Forecasts

*As set out in Section 2 –part 2.1 of this document*

**ORDER NUMBER:** 0463 2019

**THIS CALL OFF CONTRACT is made BY DEED the 25th day of March 2019**

**PARTIES:**

1. **GOVERNMENT PROPERTY AGENCY** whose offices are located at 10 Victoria Street, London SW1H 0NB acting as part of the Crown (the “**Contracting Authority**”); and
2. **FAITHFUL + GOULD LIMITED** which is a company incorporated in and in accordance with the laws of **England and Wales** (Company No. 2236832 whose registered office address is at Woodcote Grove, Ashley Road, Epsom, Surrey, KT18 5BW (the “**Supplier**”).

**BACKGROUND**

1. The Minister for the Cabinet Office (the “**Cabinet Office**”) as represented by Crown Commercial Service, a trading fund of the Cabinet Office, without separate legal personality (the “**Authority**”), established a framework for project management and full design team services for the benefit of public sector bodies.
2. The Supplier was appointed to the framework and executed the framework agreement (with reference number **RM3741**) which is dated 03 May 2017 (the “**Framework Agreement**”).
3. On the *27th February 2019* the Contracting Authority, acting as part of the Crown, and in the Framework Agreement is identified as a “Contracting Authority” invited the Supplier along with other framework suppliers to tender for the provision of services in accordance with the Call Off Procedure (as defined in the Framework Agreement).1
4. On the **13th March 2019** the Supplier submitted a tender response and was subsequently selected by the Contracting Authority to perform the Services.1
5. The Supplier has agreed to provide the Services in accordance with this Call Off Contract and the Framework Agreement.

**IT IS AGREED AS FOLLOWS:**

1. The Contract Particulars and Contract Conditions annexed hereto form part of this Call Off Contract.
2. The Contracting Authority will pay the Supplier the Fee and carry out his duties in accordance with the Contract Particulars, Contract Conditions and the Framework Agreement.
3. The Supplier shall perform the Services in accordance with the Contract Particulars, Contract Conditions and the Framework Agreement.

1. This Call Off Contract is the entire agreement between the parties in relation to the Services and supersedes and extinguishes all prior arrangements, understandings, agreements, statements, representations or warranties (whether written or oral) relating thereto.
2. Neither party has been given, nor entered into this Call Off Contract in reliance on any arrangements, understandings, agreements, statements, representations or warranties other than those expressly set out in this agreement.
3. Nothing in clauses 4 or 5 above shall exclude liability in respect of misrepresentations made fraudulently.

**Executed as a deed**

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| **EXECUTED AS A DEED** by the parties on the date which first appears in this Deed | |
| Executed as a deed by affixing  the common seal of **Government Property Agency**    [COMMON SEAL]      in the presence of:    .................................................  [SIGNATURE OF AUTHORISED SIGNATORY] | Executed as a Deed by Faithful+Gould**:**  acting by: -    Director ………………………………….  (Director signature)    Witness: ………………………………….  (Witness signature)    Witness Name: …………………………..    Witness Address: ………………………..  …………………………………….……………..  ………………………………….……………….. |

**Contract Particulars**

Where there is an option in these Contract Particulars for a Clause to apply or not apply or for a deliverable to be required or not required and the relevant selection is not made, then the relevant provision shall be deemed to be ‘not applies’ or ‘not required’.

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| **1** | **PROJECT**  **1.1** The **Project** is: **a proposed new Headquarters Building for the European Centre for Medium-Range Weather Forecasts**  **1.2** The **Property** is: **at the University of Reading** |
| **2** | **SERVICES**  **2.1** The **Services** to be provided by the Supplier are:   * Core Service Discipline 1 – Project Manager (Project Lead) * Core Service Discipline 2 – Architectural Services * Core Service Discipline 3 – Cost Management * Core Service Discipline 4 – Civil and Structural Engineer Services * Core Service Discipline 5 – Building Services Engineer * Core Service Discipline 6 – Lead Designer * Core Service Discipline 7 – Client Adviser * Core Service Discipline 8 – Principal Designer * Core Service Discipline 9 – Contract Administrator * Core Service Discipline 10 – BIM Information Manager * Core Service Discipline 11 – BIM Coordinator together with the following non-core service disciplines:  1. AV consultant for Lecture Theatre and Council Chamber 2. Security specialist 3. Landscape Architect 4. Catering consultant 5. Fire Engineer 6. BREEAM assessor 7. Lighting specialist 8. ICT specialist 9. Theatre design specialist 10. Artist     **2.2** The anticipated **Procurement Type** is**:**  • Two Stage Open Book  **2.3** The scope of **Services** may be performed up to RIBA Stage 7. Instructions to progress each RIBA stage for each Services Package will be provided by the Contracting Authority. |
| **3** | **TIMESCALES**  **3.1** The **Programme** is: Overall Practical Completion first quarter 2024, detailed programme to be developed and agreed by the Supplier and Contracting Authority during second quarter 2019. |

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| **4** | **FEES AND PAYMENT**  **4.1** The **Basic Fee** is a percentage fee that, subject to agreement may be converted to a lump sum fee for each RIBA workplan stage for each Service Package which will be calculated and paid In monthly instalments in accordance with Schedule 2 (Fees and Payment).  **4.2** The **Final Date For Payment** of an instalment of the Fee is: 23 days after the Due Date for payment.  **4.3** The **Due Date for Payment** of an instalment of the Fee is 7 days after the date of receipt of the Supplier’s invoice.  **4.4** The **interest rate** for late payment is: 2% per annum above the Bank of England base rate in force from time to time |
| **5** | **PERSONNEL**  **5.1 Key Personnel -** The Supplier’s Key Personnel are:   |  |  | | --- | --- | | **Name** | **Role/position** | | Redacted | **Project Director** | | Redacted | **Lead Project Manager** | | Redacted | **Lead Cost Manager** | | Redacted | **Lead Architect** | |  |  |     **5.2** The **Contracting Authority’s Representative** is: **[Redacted]**  The authority of the Contracting Authority’s Representative to instruct any Additional Services that increase the Fee is limited to a total increase of the Fee of £Redacted    **5.3** The **Supplier’s Representative** is**: Emma Davies**  (Note: The Contracting Authority’s Representative and Supplier’s Representative are important positions to be held by senior members of the Contracting Authority or Supplier’s organisations who have day-to-day contact with and involvement of the Services) |
| **6** | **NOTICES**  **6.1 Notices** under this Call Off Contract shall be submitted to:   |  |  | | --- | --- | | **To the Contracting Authority** | **To the Supplier** | | Contracting Authority’s Representative   |  |  | | --- | --- | | Redacted | | | be sent] |  |     If by e-mail: [Redacted] | Supplier’s Representative  Redacted, Nova North, 11 Bressenden  Place, Westminster, London, SW1E 5BY    If by e-mail:  Redacted |   (Note: certain notices, such as termination and the like are not permitted to be by e-mail, however, other more general communications will likely benefit from being by e-mail. Accordingly, ensure that the correct e-mail address is given and it is best to provide more than one (in case the recipient is absent). Further, these details can be changed at any time by notice to the other side.) |
| **7** | **INSURANCE**  **7.1** The Supplier shall maintain the following insurances in accordance with Clause 18 of this Call Off Contract: |

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|  |  | **Insurance** | **Level of cover** | | **Period following completion of the Services or earlier termination** |  |
| Public Liability Insurance | As required under  Framework Schedule 14  (Annex 1 – Part A) | | 12 months |
| Employer’s Liability Insurance | As required under  Framework Schedule 14  (Annex 1 – Part C) | | 12 months |
| Professional Indemnity Insurance | £10,000,000 in respect of each claim without limit to the number of claims except for claims arising out of pollution or contamination, where the minimum amount of cover applies in the aggregate in any one period of insurance and except for claims arising out of asbestos where a lower level may apply in the aggregate | | 12 years |
| **8** | **LIABILITY**  **8.1** The Supplier’s limitation of liability under Clause 23 of the Call Off Contract is: £10,000,000 in the aggregate, other than excluded matters.  **8.2** The liability period in Clause 24 (Liability Period) and Clause 5 (Records, Audit Access and Open Book Data) of the Call Off Contract is:12 years from completion of the Services | | | | | |
| **9** | **COLLATERAL AND NOVATION AGREEMENTS**  **9.1** The **Key Sub-Consultants** are:   |  |  | | --- | --- | | **Discipline** | **Name (if known)** | | 1. Architecture 2. Interior Design 3. Landscape Architecture 4. Building Services 5. Civils/Structural Engineering 6. Security Specialist 7. Fire Engineer 8. Lighting specialist 9. ICT specialist 10. Theatre design specialist | BDP  BDP  BDP  Atkins  Atkins  Atkins  Atkins  Atkins  Atkins  BDP |   **9.2** The Supplier shall procure each of the following documents in the form annexed to the Call Off Contract: | | | | | |
|  | **Document** | | **Particulars** | |  |
| Collateral Warranty/ Warranties from  the Supplier in favour of any Beneficiary | | **Required** | |

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| Collateral Warranty/Warranties from  Key Sub-Consultants in favour of any Beneficiary | **Required** |
| Parent Company Guarantee | **Not Required** |
| **9.3** Clause 14.7 (Novation) **does not apply.** | |
| **10** | **DISPUTE RESOLUTION**  **10.1** The nominating body for the **Adjudicator** is: Institution of Civil Engineers Chartered Institute of Arbitrators  **10.2** The dispute resolution mechanism is: Litigation  If neither, or both are selected, then Litigation applies. | | | |
| **11** | **KEY PERFORMANCE INDICATORS**  **11.1** Clause 33(Key Performance Indicators) applies and are as those set out in the Framework Agreement. | | | |
| **12** | **BUILDING INFORMATION MODELLING (“BIM”)**  **12.1** Clause 34 (Building Information Modelling) **applies**    **12.2** A **BIM Protocol applies and is to be agreed.** | | | |
| **13** | **SECURITY REQUIREMENTS**  **13.1** Clause 26 (Security Requirements) **applies**    **13.2** If Clause 26 (Security Requirements) applies, the **Security Policy** will be provided upon appointment. | | | |
| **14** | **PROTECTION OF CONTRACTING AUTHORITY DATA**  **14.1** Clause 28 (Protection of Contracting Authority Data) **applies**  **14.2** If Clause 28 (Protection of Contracting Authority Data) applies, the **Business Continuity and Disaster Recovery Plan** will be provided upon appointment of the  Supplier | | | |
| **15** | **STAFF TRANSFER**  **15.1** Clause 31 (Staff Transfer**) does not apply** | | | |
| **16** | **MOD ADDITIONAL CLAUSES AND ACCESS TO MOD SITES**  **16.1** Clause 32 (MOD Additional Clauses and Access to MOD Sites) **does not apply** | | | |
| **17** | **QUALITY MANAGEMENT POINTS**  **17.1** Clause 35 (Quality Management Points) **does not apply** | | | |
| **18** | **~~COLLABORATIVE PERFORMANCE FRAMEWORK~~**   * **~~OMIT DO NOT USE~~**    1. ~~Clause 36 (Collaborative Performance Framework~~**~~)~~** ~~[applies/ does not apply]~~      * 1. ~~If Clause 36 applies:~~ * ~~The Collaborative Performance Framework is: [insert document reference~~ ~~and attach as a Schedule to this Call Off Contract]~~ * ~~The Failure Level is: [insert failure level]~~ | | | |
| **19** | **LAW OF THE CONTRACT ALTERNATIVE CLAUSES**  **19.1** Clause 40.1 (Scots Law) **does not apply**  **19.2** Clause 40.2 (Northern Ireland Law) **does not apply** | | | |

**Contract Conditions**

### 1. INTERPRETATION

1.1 The definitions and rules of interpretation in this clause apply to the whole of this agreement.

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| **“Additional Fee”** | the amount payable by the Contracting Authority to the Supplier for the Additional Services under this agreement; |
| **“Additional**  **Services”** | the services set out in Part 2 of Schedule 1 or otherwise agreed in writing by the Contracting Authority and Supplier; |
| **“Auditor”** | means:   1. the Customer’s internal and external auditors; 2. the Customer’s statutory or regulatory auditors; 3. the Comptroller and Auditor General, their staff and/or   any appointed representatives of the National Audit Office;   1. HM Treasury or the Cabinet Office; 2. any party formally appointed by the Customer to carry   out audit or similar review functions; and   1. successors or assigns of any of the above; |
| **“Basic Fee”** | the amount payable by the Contracting Authority to the Supplier for the Core Services under this agreement; |
| **“Beneficiary”** | the Contracting Authority, any Contractor, any Purchaser, any  Tenant, any Landowner and any Funder; |
| **“BIM Documents”** | the BIM Model Production and Delivery Table and the BIM  Information Requirements; |
| **“BIM Information**  **Manager”** | the person identified in the Contract Particulars as such; |
| **“BIM Information** | the document identified in the Contract Particulars as such; |

**Requirements”**

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| **“BIM Model**  **Production and**  **Delivery Table”** | the document identified in the Contract Particulars as such; |
| **“BIM Protocol”** | the building information modelling protocol appended as a  Schedule to this agreement (if any); |
| **“Building Contract”** | a building contract to be entered into between the Contracting  Authority and the Contractor in relation to the Project; |
| **“Business**  **Continuity and Disaster Recovery plan”** | means the document referred to as the ‘Business Continuity and  Disaster Recovery Plan’ in the Contract Particulars; |
| **“CDM Regulations”** | the Construction (Design and Management) Regulations 2015; |
| **“Call Off**  **Commencement**  **Date”** | the date when the Supplier begins performing the Services, regardless of the date of this agreement; |
| **“Call Off Contract”** | the Order Form to which these Contract Conditions are appended, together with the Contract Particulars and these Contract  Conditions; |
| **“Call Off Contract**  **Period”** | the period beginning on the Call Off Commencement Date and expiring on completion of the Services; |
| **“Change of Control”** | a change of control within the meaning of Section 450 of the  Corporation Tax Act 2010; |
| **“Collateral**  **Warranty”** | a collateral warranty in the relevant form as a Schedule to this agreement; |
| **“Commercially Sensitive**  **Information”** | means the Supplier’s Confidential Information listed in the Framework Agreement at Schedule 17 (Commercially Sensitive Information) comprised of commercially sensitive information: |

1. relating to the Supplier, its intellectual property rights or its business or information which the Supplier has notified in writing to the Contracting Authority that, if disclosed by the Contracting Authority, would cause the Supplier significant commercial disadvantage or material financial loss; and
2. that constitutes a trade secret;

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| **“Confidential**  **Information”** | is any information, however it is conveyed, that relates to the business, personnel, affairs, developments, trade secrets, ideas, concepts, schemes, information, knowledge, techniques, methodology, and without limiting the above anything else in the nature of know-how, together with all information derived from any of the above, and any other information clearly designated as being confidential (whether or not it is marked “confidential”) or which ought reasonably to be considered to be confidential. |
| **“Construction**  **Products**  **Regulations”** | the Construction Products Regulations 2013 (SI 2013/1387), the Construction Products Regulation (305/2011/EU), the  Construction Products Regulations 1991 (SI 1991/1620) and the  Construction Products Directive (89/109/EC); |
| **“Contractor”** | the building contractor employed under the Building Contract; |
| **“Contract**  **Conditions”** | these Contract Conditions appended to the Order Form; |
| **“Contract**  **Particulars”** | the Contract Particulars appended to the Order Form; |
| **“Contracting**  **Authority Data”** | means: |

1. the data, Material, images or sounds (together with any database made up of any of these) which are embodied in any electronic, magnetic, optical or tangible media, including any Contracting Authority’s Confidential Information, and which:
   1. are supplied to the Supplier by or on behalf of the Contracting Authority; or
   2. the Supplier is required to generate, process, store or transmit pursuant to this agreement; or
2. any Personal Data for which the Contracting Authority is the Data Controller;

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| **“Contracting**  **Authority’s**  **Representative”** | the person identified in the Contract Particulars, who may be replaced from time to time under clause 7; |
| **“Control”** | means control in either senses defined in sections 450 and 1124 of the Corporation Tax Act 2010; |
| **“Core Services”** | the services set out in Part 1 of Schedule 1 and any services required from the Supplier by a Third Party Agreement; |
| **“Data Controller”** | has the meaning given to it in the Data Protection Act 1998 as amended from time to time; |
| **“Data Protection**  **Legislation”** | means the Data Protection Act 1998, as amended from time to time and all applicable laws and regulations relating to processing of personal data and privacy, including where applicable the guidance and codes of practice issued by the Information Commissioner or relevant Government department in relation to such legislation; |
| **“DOTAS”** | the Disclosure of Tax Avoidance Schemes rules which require a promoter of tax schemes to tell HM Revenue and Customs of any specified notifiable arrangements or proposals and to provide prescribed information on those arrangements or proposals within set time limits as contained in Part 7 of the Finance Act 2004 and in secondary legislation made under vires contained in Part 7 of the Finance Act 2004 and as extended to National Insurance  Contributions by the National Insurance Contributions (Application of Part 7 of the Finance Act 2004) Regulations 2012,  SI 2012/1868 made under s.132A Social Security Administration  Act 1992; |
| **“Environmental**  **Information**  **Regulations or EIRs”** | means the Environmental Information Regulations 2004 together with any guidance and/or codes of practice issued by the Information Commissioner or relevant Government department in relation to such regulations; |
| **“Fee”** | the Basic Fee and the Additional Fee (if any); |
| **“FOIA”** | means the Freedom of Information Act 2000 as amended from time to time and any subordinate legislation made under that Act from time to time together with any guidance and/or codes of practice issued by the Information Commissioner or relevant  Government department in relation to such legislation; |
| **“Fraud”** | means any offence under legislation creating offences in respect of fraudulent acts (including the Misrepresentation Act 1967) or at common law in respect of fraudulent acts including acts of forgery; |
| **“Funder”** | means a person providing finance in connection with the Project; |
| **“General Anti-**  **Abuse Rule”** | 1. the legislation in Part 5 of the Finance Act 2013; and 2. any future legislation introduced into parliament to   counteract tax advantages arising from abusive arrangements to avoid national insurance contributions; |
| **“Guarantor”** | means the person identified as such in the Contract Particulars; |
| **“Halifax Abuse**  **Principle”** | the principle explained in the CJEU Case C- 255/02 Halifax and others; |
| **“Information”** | has the meaning given under section 84 of the Freedom of  Information Act 2000 as amended from time to time; |
| **“Insolvent”** | a party is insolvent if:   1. it suspends, or threatens to suspend, payment of its debts   or is unable to pay its debts as they fall due or admits inability to pay its debts or (being a company or limited liability partnership) is deemed unable to pay its debts within the meaning of section 123 of the Insolvency Act 1986 or (being a partnership) has any partner to whom any of the foregoing apply; or   1. it commences negotiations with all or any class of its |

creditors with a view to rescheduling any of its debts, or makes a proposal for or enters into any compromise or arrangement with its creditors other than (being a company) for the sole purpose of a scheme for a solvent amalgamation of that party with one or more other companies or the solvent reconstruction of that party; or

1. a petition is filed, a notice is given, a resolution is passed, or an order is made, for or on connection with its winding up (being a company) other than for the sole purpose of a scheme for its solvent amalgamation with one or more other companies or its solvent reconstruction; or
2. an application is made to court, or an order is made, for the appointment of an administrator, or if a notice of intention to appoint an administrator is given or if an administrator is appointed over it (being a company); or
3. the holder of a qualifying floating charge over its assets (being a company) has become entitled to appoint or has appointed, an administrative receiver; or
4. a person becomes entitled to appoint a receiver over its assets or a receiver is appointed over its assets; or
5. being an individual, it is the subject of a bankruptcy petition or order; or
6. a creditor or encumbrancer of it attaches or takes possession of, or a distress, execution, sequestration or other such process is levied or enforced on or sued against, the whole or any part of its assets and such attachment or process is not discharged within ten Working Days; or
7. any event occurs, or proceeding is taken, in any jurisdiction to which it is subject that has an effect equivalent or similar to any of the events mentioned in paragraphs (a) to (h) above (inclusive); or
8. it suspends or ceases, or threatens to suspend or cease, to carry on all or a substantial part of its business;

**“Key Personnel”** the Supplier’s personnel, identified in the Contract Particulars as

such and as may be removed or replaced from time to time under clause 7;

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| **“Key Sub-**  **Consultants”** | means those sub-consultants identified as such in the Contract  Particulars; |
| **“Key Sub-**  **Contractors”** | means any sub-contractor which is listed in Framework Schedule  7 (Key Sub-Contractors); |
| **“Landowner”** | means any party who holds a freehold or leasehold interest in any land or property forming part of the Project; |
| **“Law”** | means any legislation or any judgement of a relevant court of law; |
| **“Material”** | all designs, drawings, models, plans, specifications, design details, photographs, brochures, reports, feasibility studies, planning submissions, notes of meetings, CAD materials, calculations, data, databases, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Project and all updates, amendments, additions and revisions to them and any works, designs, or inventions incorporated or referred to in them for any purpose relating to the Project; |
| **“Novation**  **Agreement”** | means the template deed of novation appended as a Schedule to this agreement; |
| **“Occasion of Tax**  **Non-Compliance”** | (a) any tax return of the Supplier submitted to a Relevant  Tax Authority on or after 1 October 2012 is found on or |

after April 2013 to be incorrect as a result of:

* 1. a Relevant Tax Authority successfully challenging the Supplier under the General Anti-Abuse Rule or the Halifax Abuse Principle or under any tax rules or legislation that have an effect equivalent or similar to the General Anti-Abuse Rule or the Halifax Abuse Principle;
  2. the failure of an avoidance scheme which the Supplier was involved in, and which was, or should have been, notified to a Relevant Tax Authority under the DOTAS or any equivalent or similar regime;

(b) the Supplier’s tax affairs give rise on or after 1 April 2013 to a criminal conviction in any jurisdiction for tax related offences which is not spent at the Call Off Commencement Date or to a penalty for civil fraud or evasion.

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| **“Parent Company**  **Guarantee”** | a parent company guarantee in the template form attached to this agreement from the Guarantor and executed as a deed; |
| **“Permitted Uses”** | without limitation the design, construction, completion, reconstruction, modification, refurbishment, development, maintenance, facilities management, funding, disposal, letting, fitting-out, advertisement, decommissioning, demolition, reinstatement, extension, building information modelling and repair of any part of or the whole of the Project; |
| **“Personal Data”** | has the meaning given to it in the Data Protection Act 1998 as amended from time to time; |
| **“Processing”** | has the meaning given to it in the Data Protection Legislation but, for the purposes of this agreement, it shall include both manual and automatic processing and “Process” and “Processed” shall be interpreted accordingly; |
| **“Professional**  **Team”** | the Supplier and any designers appointed by the Contracting Authority in relation to the Project and other organisations or individuals notified by the Contracting Authority to the Supplier; |
| **“Programme”** | the programme to be agreed by the Supplier and the Contracting Authority, setting out key dates and time periods for (a) completing key activities; (b) issuing Material and other documents; and (c) providing information relating to the Project, as may be adjusted from time to time by agreement between the  Contracting Authority and the Supplier; |
| **“Prohibited”** | any materials, equipment, products or kits that are generally |

accepted, or suspected, in the construction industry at the relevant time as:

(a) posing a threat to the health and safety of any person;

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|  | (b) | posing a threat to the structural stability, performance or physical integrity of the Project or any part or component of the Project; |
|  | (c) | reducing, or possibly reducing, the normal life expectancy of the Project or any part or component of the Project; |
|  | (d) | not being in accordance with any Law, British Standard, relevant code of practice, good building practice or any applicable agrément certificate issued by the British  Board of Agrément; or |
|  | (e) | having been supplied or placed on the market in breach of the Construction Products Regulations; |
| **“Prohibited Act”** | means: | |
| (a) | to directly or indirectly offer, promise or give any person working for or engaged by the Contracting Authority or any other public body a financial or other advantage to:   1. induce that person to perform improperly a   relevant function or activity; or   1. reward that person for improper performance of   a relevant function or activity; |
|  | (b) | to directly or indirectly request, agree to receive or accept any financial or other advantage as an inducement or a reward for improper performance of a relevant function or activity in connection with this agreement; |
|  | (c) | committing any offence: |

* 1. under the Bribery Act 2010; or
  2. under legislation creating offences concerning

Fraud; or

* 1. at common law concerning Fraud; or
  2. committing (or attempting or conspiring to commit) Fraud
  3. any activity, practice or conduct which would constitute one of the offences listed under (c) above if such activity, practice or conduct had been carried out in the UK;

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| **“Project”** | means the project described in the Contract Particulars; |
| **“Project Lead”** | means the member of the Professional Team notified by the Contracting Authority to the Supplier as the lead consultant, if any, or such other replacement lead consultant that may be appointed by the Contracting Authority from time to time and notified to the Supplier; |
| **“Property”** | means property described in the Contract Particulars; |
| **“Purchaser”** | any party (other than any Tenant) who may enter into any agreement for the purchase of any freehold or leasehold interest in the property comprising the Project; |
| **“Relevant**  **Requirements”** | means all applicable legislation relating to bribery, corruption and fraud, including the Bribery Act 2010 and any guidance issued by the Secretary of State for Justice pursuant to section 9 of the  Bribery Act 2010; |
| **“Relevant Tax**  **Authority”** | means HM Revenue and Customs, or, if applicable, a tax authority in the jurisdiction in which the Supplier is established; |
| **“Request for**  **Information”** | means a request for information or an apparent request relating to this agreement or the provision of the Services or an apparent request for such information under the FOIA or the EIRs; |
| **“Required**  **Standard”** | the reasonable skill, care and diligence to be expected of a qualified and experienced member of the Supplier’s profession undertaking the Services in relation to projects of a similar size, scope, complexity and character to the Project; |
| **“Security Policy”** | means the Contracting Authority’s security policy, if any, |

identified in the Contract Particulars;

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| **“Services”** | the Core Services and the Additional Services (if any); |
| **“Staff Transfer**  **Schedule”** | the Staff Transfer Schedule appended as a Schedule to this agreement; |
| **“Supplier**  **Personnel”** | all directors, officers, employee, agents, consultants and contractors of the Supplier and/or of any sub-consultant engaged in the performance of the Supplier’s obligations under this agreement including the Supplier’s Representative; |
| **“Supplier’s**  **Representative”** | the person identified in the Contract Particulars as the Supplier’s Representative who may be replaced from time to time under clause 7; |
| **“Tenant”** | any party who may enter into any lease or agreement for the grant of a leasehold interest in the whole or any part of the  Project; |
| **“Third Party Agreements”** | any agreement between the Contracting Authority and a third party relating to the Project and which:   1. a copy, or relevant extract, is attached at Schedule 3; or 2. the Contracting Authority notifies the Supplier in writing   after the date of this agreement enclosing a copy or relevant extracts. |
| **“Transferring**  **Customer**  **Employees”** | has the meaning given in the Staff Transfer Schedule; |
| **“VAT”** | value added tax imposed by the Value Added Tax Act 1994, or any similar tax in addition to or replacing it from time to time. |
| **“Working Day”** | a day other than a Saturday, Sunday or public holiday in England |

when banks in London are open for business;

1.2 Terms defined in the Order Form to which these Contract Conditions are annexed apply to this agreement. Capitalized terms not defined in this agreement have the meaning given to them in the Framework Agreement. Terms for which no interpretation is provided shall have the meaning ordinarily given to them by the legal profession where appropriate but otherwise shall be interpreted in accordance with their dictionary meaning.

1.3 Reference to ‘this agreement’ means this Call Off Contract.

1.4 Clause, Schedule and paragraph headings shall not affect the interpretation of this agreement.

1.5 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person’s legal and personal representatives, successors or permitted assigns.

1.6 The Schedules form part of this agreement and shall have effect as if set out in full in the body of this agreement. Any reference to this agreement includes the Schedules.

1.7 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.

1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.10 A reference to any party shall include that party’s personal representatives, successors and permitted assigns.

1.11 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

1.12 A reference to legislation is a reference to all legislation having effect in the United Kingdom from time to time, including:

1. directives, decisions and regulations of the Council or Commission of the European Union;
2. acts of Parliament;
3. orders, regulations, consents, licences, notices and bye-laws made or granted;
   * 1. under any act of Parliament; or
     2. under any directive, decision or regulation of the Council or

Commission of the European Union; or

* + 1. By a local authority or by a court of competent jurisdiction; and

1. any mandatory codes of practice issued by a statutory body.
   1. A reference to legislation is a reference to that legislation as amended, modified, consolidated, re-enacted or replaced from time to time and to all subordinate legislation made under it from time to time.
   2. Any reference to a party’s consent or approval being required is to a consent or approval in writing, which must be obtained before the relevant action is taken or event occurs.
   3. A reference to writing or written excludes faxes but includes e-mail (save where specifically stated otherwise).
   4. Where the words include(s), including or in particular are used in this agreement, they are deemed to have the words “without limitation” following them.
   5. The documents forming this agreement shall be read and taken together. In the event and to the extent only of any conflict or inconsistency in this agreement, the following order of precedence shall prevail:
      1. the Order Form
      2. the Contract Particulars
      3. the Contract Conditions (excluding the Schedules)
      4. the Framework Agreement
      5. Schedule 1 (Services)
      6. Schedule 2 (Fees and Payment)
      7. where it is stated in the Contract Particulars that Clause 32 (MOD Additional Clauses and Access to MOD Sites) applies, the MOD DEFCONS and DEFFORMS Schedule
      8. other Schedules

### 2. AGREEMENT

2.1 The Contracting Authority appoints the Supplier to carry out the Services, subject to and upon the terms of this agreement and the Framework Agreement. This agreement takes effect from the Call Off Commencement Date.

### 3. SUPPLIER’S OBLIGATIONS

3.1 The Supplier warrants and undertakes that it shall comply with the terms of this agreement and the terms of the Framework Agreement.

3.2 The Supplier warrants and undertakes that it shall, in the performance of the Services:

1. carry out and fulfil, in all respects, its duties under the CDM Regulations in

relation to the Project;

1. where the Services include the carrying out of any design of the Project not, without the Contracting Authority’s written consent, make any change to the designs or specifications for the Project after they have been settled or approved;
2. where the Services include the administration of the Building Contract, act fairly and impartially when exercising any power to issue certificates and award extensions of time under the relevant Building Contract;
3. comply with any Contracting Authority policies notified to the Supplier prior to the Call Off Commencement Date in force from time to time save that where an Contracting Authority policy comes into force after the date of this agreement, the Supplier is not required to act, in relation to such Contracting Authority policy, in any way that may increase its liability in excess of that which was reasonably foreseeable at the Call Off Commencement Date.

3.3 The Supplier warrants and undertakes that it shall exercise the Required Standard:

1. when performing the Services;
2. to the extent that the Services include the carrying out of any design of the Project, not to specify for use anything in the Project which is Prohibited at the time of specification or use;
3. to comply with (and to see that the completed Project complies with) Law;
4. to perform the Services and prepare all Material for those elements of the Project for which the Supplier is responsible according to the Programme or, in the absence of a Programme, in sufficient time to facilitate the efficient progress of the Project; and
5. to see that the Project complies with all planning agreements, permissions and conditions and any other applicable consents;
6. not to cause or contribute to any breach by the Contracting Authority of any Third Party Agreement provided that, where the Contracting Authority notifies the Supplier of a Third Party Agreement after the date of this agreement, the Supplier is not required to act in any way that may increase its liability in excess of that which was reasonably foreseeable at the Call Off Commencement Date; and
7. where it is stated in the Contract Particulars that Clause 34 (Building Information Modelling) applies, to comply with the BIM Documents.

3.4 The Supplier’s duties or liabilities under this agreement shall not be negated or diminished by:

1. any approval or inspection of:
   1. the Project; or
   2. any designs or specifications for the Project; or
2. any testing of any work, goods, materials, plant or equipment; or
3. any omission to approve, inspect or test,

by or on behalf of the Contracting Authority.

### 4. CO-OPERATION AND CO-ORDINATION

The Supplier shall:

1. liaise with and cooperate with other members of the Professional Team;
2. comply with the reasonable instructions of the Project Lead; and
3. notify the Contracting Authority if its performance of the Services is delayed, or is likely to be delayed, setting out the cause of the delay and its likely duration.

### 5. RECORDS, AUDIT ACCESS AND OPEN BOOK DATA

5.1 The Supplier shall keep and maintain for the liability period stated in the Contract Particulars full and accurate records and accounts of the operation of this agreement including the Services provided under it, any sub-contracts and the amounts paid by the Contracting Authority.

5.2 The Supplier shall:

1. keep the records and accounts referred to in Clause 5.1 in accordance with Required Standard and Law; and
2. afford any Auditor access to the records and accounts referred to in Clause 5.1 at the Supplier’s premises and/or provide records and accounts (including copies of the Supplier’s published accounts) or copies of the same, as may be required by any of the Auditors from time to time during the Call Off Contract Period and the liability period stated in the Contract Particulars in order that the Auditor(s) may carry out an inspection to assess compliance by the Supplier and/or its sub contracts of any of the Supplier’s obligations under this agreement including in order to:
   1. verify the accuracy of the Fee and any other amounts payable by the Contracting Authority under this agreement (and proposed or actual variations to them in accordance with this agreement);
   2. verify the costs of the Supplier (including the costs of all subcontractors and any third party suppliers) in connection with the provision of the Services;
   3. identify or investigate an actual or suspected Prohibited Act, impropriety or accounting mistakes or any breach or threatened breach of security and in these circumstances the Contracting Authority shall have no obligation to inform the Supplier of the purpose or objective of its investigations;
   4. obtain such information as is necessary to fulfil the Contracting Authority’s obligations to supply information for parliamentary, ministerial, judicial or administrative purposes including the supply of information to the Comptroller and Auditor General;
   5. enable the National Audit Office to carry out an examination pursuant to Section 6(1) of the National Audit Act 1983 of the economy, efficiency and effectiveness with which the Contracting Authority has used its resources;
3. Subject to the Supplier’s rights in respect of Confidential Information, the Supplier shall on demand provide the Auditor(s) with all reasonable cooperation and assistance in:
   * 1. all reasonable information requested by the Contracting Authority within the scope of the audit;
     2. reasonable access to sites controlled by the Supplier and to any Supplier equipment used in the provision of the Services; and
     3. access to the Supplier Personnel.
4. The parties agree that they shall bear their own respective costs and expenses incurred in respect of compliance with their obligations under this

Clause 5, unless the audit reveals a default by the Supplier in which case the Supplier shall reimburse the Contracting Authority for the Contracting Authority’s reasonable costs incurred in relation to the audit.

1. This Clause does not constitute a requirement or agreement for the purposes of section 6(3)(d) of the National Audit Act 1983 for the examination, certification or inspection of the accounts of the Supplier and the carrying out of an examination under Section 6(3)(d) of the National Audit Act 1983 in relation to the Supplier is not a function exercisable under this agreement.

### 6. SUPPLIER’S AUTHORITY

Unless the Contracting Authority has provided its prior written approval the Supplier has no authority to:

1. make (or instruct the Contractor or any member of the Professional Team to make) any material alteration to the Project or its Services;
2. vary, terminate or waive compliance with the terms of:
   1. any Building Contract;
   2. the appointment of any member of the Professional Team; or
   3. any Third Party Agreement;
3. enter into any contract, commitment or undertaking on behalf of the Contracting Authority; or
4. without prejudice to clause 3.2(c), issue any instruction or notice under any Building Contract, the appointment of any member of the Professional Team or any Third Party Agreement that:
   1. delays any of the Project; or
   2. increases the cost of any of the Project.

### 7. REPRESENTATIVES AND PERSONNEL

7.1 The Contracting Authority’s Representative has full authority to act on the Contracting Authority’s behalf in connection with this agreement, provided that the Contracting Authority’s Representative shall have no authority to:

1. terminate the Supplier’s engagement under this agreement; or
2. agree or instruct any Additional Services that increase the Fee by more than the sums stated in the Contract Particulars.

7.2 The Supplier shall ensure that the Supplier’s Representative and the Key Personnel:

1. devote sufficient time and attention fulfilling their respective roles;
2. are not removed without the Contracting Authority’s prior written consent (such consent not to be unreasonably withheld or delayed), except in the event of (i) death; (ii) permanent incapacity; (iii) an illness making the relevant individual unavailable for work; or (iv) the relevant individual leaving the Supplier’s employment.
   1. The Contracting Authority may at any time instruct the Supplier to remove any person engaged in performing the Services if, in the Contracting Authority’s reasonable opinion and after discussion with the Supplier’s Representative, that person’s performance or conduct is or continues to be unsatisfactory. The Supplier shall remove any such person promptly.
   2. Any personnel appointed by the Supplier to replace staff removed under clause 7.2(b) or clause 7.3 shall be subject to the written approval of the Contracting Authority (such approval not to be unreasonably withheld or delayed).

### 8. REMUNERATION

8.1 The Contracting Authority shall pay:

(a) the Basic Fee as full remuneration for the Core Services; and (b) the Additional Fee as full remuneration for any Additional Services.

8.2 The Fee shall be the Supplier’s entire remuneration under this agreement.

8.3 Unless specifically excluded in Schedule 2 (Fees and Payment) any and all expenses and disbursements that the Supplier incurs in connection with the provision of the Services are deemed to be included in the Fee. Any expenses or disbursements

payable by the Contracting Authority to the Supplier shall be included within the next invoice after they are incurred and paid by the Contracting Authority in accordance with clause 9.1.

8.4 The Contracting Authority shall pay the Supplier any VAT properly chargeable on the Services. Any amount expressed as payable to the Supplier under this agreement is exclusive of VAT unless stated otherwise.

### 9. PAYMENT

9.1 Subject to clause 33, the Basic Fee shall be calculated and paid in instalments in accordance with Schedule 2 (Fees and payment). If not set out in Schedule 2 (Fees and payment), the Fee shall be paid at intervals of not less than one month, beginning one month after the Supplier begins performing the Services.

9.2 The Supplier shall submit to the Contracting Authority an invoice for each instalment of Fee, together with timesheets and any supporting documents that are reasonably necessary to check the invoice. The invoice and supporting documents (if any) shall specify the sum that the Supplier considers will become due on the payment due date in respect of the instalment of the Fee, and the basis on which that sum is calculated. 9.3 Payment shall be due on the date stated in the Contract Particulars.

9.4 No later than five days after payment becomes due, the Contracting Authority shall notify the Supplier of the sum that the Contracting Authority considers to have been due at the payment due date in respect of the payment and the basis on which that sum is calculated (the Payment Notice). Where clause 33 applies, the Contracting Authority shall adjust the sum due in accordance with the Key Performance Indicator Schedule.

9.5 The final date for payment shall be the date stated in the Contract Particulars.

9.6 Subject to clause 9.10 and unless the Contracting Authority has served a notice under clause 9.7, the Contracting Authority shall pay the Supplier the sum referred to in the Payment Notice under clause 9.4 (or, if the Contracting Authority has not served a Payment Notice under clause 9.4, the sum referred to in the invoice referred to in clause 9.2) (in this clause 9, the notified sum) on or before the final date for payment of each invoice.

9.7 Not less than five days before the final date for payment (in this clause 9, the prescribed period), the party who is to make payment, the “payer”, may give to the other party notice that it intends to pay less than the notified sum (in this clause 9, a pay less notice). Any pay less notice shall specify:

the sum that the payer considers to be due on the date the notice is served; and

(b) the basis on which that sum is calculated.

9.8 If the payer fails to pay an amount due to the other party by the final date for payment and fails to give a pay less notice under clause 9.7, simple interest shall be added to the unpaid amount from the final date for payment until the actual date of payment. This shall be calculated on a daily basis at the interest rate stated in the Contract Particulars. The parties acknowledge that the payer’s liability under this clause 9.8 is a substantial remedy for the purposes of section 9(1) of the Late Payment of Commercial Debts (Interest) Act 1998.

9.9 In the event that the sum specified in the Contracting Authority’s payment notice at clause 9.4 is a negative figure showing a balance due to the Contracting Authority to be paid by the Supplier, the Supplier shall, subject to any pay less notice given under clause 9.7, pay the sum specified in the Contracting Authority’s payment notice to the Contracting Authority by the final date for payment. Where a pay less notice is given by the Supplier to the Contracting Authority, the payment to be made on or before the final date for payment shall not be less than the amount stated as due in the pay less notice.

9.10 Notwithstanding clause 9.6 and clause 9.7 and without prejudice to clause 13, if the Supplier becomes Insolvent after the prescribed period, the Contracting Authority shall not be required to pay the Supplier the notified sum on or before the final date for payment.

Payment of sub-consultants

9.11 The Supplier shall ensure that all sub-contracts contain a provision:

1. requiring the Supplier to pay any undisputed sums which are due from it to the sub-consultant within a specified period not exceeding thirty (30) days from the receipt of a valid invoice;
2. requiring that any invoices submitted by a sub-consultant shall be considered and verified by the Supplier in a timely fashion and that undue delay in doing so shall not be sufficient justification for failing to regard an invoice as valid and undisputed;
3. requiring the sub-contractor to include in any sub-contract which it in turn awards suitable provisions to impose, as between the parties to that subcontract, requirements to the same effect as those required by sub-clauses (a) and (b) directly above; and
4. conferring a right to the Contracting Authority to publish the Supplier’s compliance with its obligation to pay undisputed invoices within the specified payment period.
   1. The Supplier shall pay any undisputed sums which are due from it to a sub-consultant within thirty (30) days from receipt of a valid invoice.
   2. Any invoices submitted by a sub-contractor to the Supplier shall be considered and verified by the Supplier in a timely fashion. Undue delay in doing so shall not be sufficient justification for the Supplier failing to regard an invoice as valid and undisputed.
   3. Notwithstanding any provision of Clauses 17 (Confidentiality) and 27 (Publicity and Branding) if the Supplier notifies the Contracting Authority that the Supplier has failed to pay an undisputed sub-contractor’s invoice within thirty (30) days of receipt, or the Contracting Authority otherwise discovers the same, the Contracting Authority shall be entitled to publish the details of the late or non-payment (including on government websites and in the press).

Recovery of sums due from Supplier

* 1. Where the Contracting Authority is a Crown Body and any sum of money is recoverable from or payable by the Supplier under this agreement, such sum may be deducted from or reduced by the amount of any sum or sums then due or which at any time after may become due to the Supplier under this agreement or any other contract with any Department or Office of Her Majesty’s Government.
  2. Where the Contracting Authority is not a Crown Body and any sum of money is recoverable from or payable by the Supplier under this agreement or any other contract between the Supplier and the Contracting Authority, such sum may be deducted from or reduced by the amount of any sum or sums then due or which at any time after may become due to the Supplier under this agreement or any other contract with the Contracting Authority.

### 10. ADJUSTMENT OF THE FEE AND ADDITIONAL SERVICES

Adjustment of the Fee

10.1 Subject to Clause 10.2, the Fee shall be adjusted if the performance of the Services is materially delayed or disrupted due to:

a change in the scope, size, complexity or duration of the Project; or

(b) any other cause outside the Supplier’s reasonable control and which it could not reasonably have foreseen at the date of this agreement,

provided that the Supplier shall not be entitled to any adjustment of the Fee where delay or disruption arises from the Supplier’s default or negligence, or the default or negligence of the Supplier’s sub-contractors or suppliers (if any).

10.2 The Supplier shall notify the Contracting Authority of its intention to claim an adjustment to the Fee as soon as reasonably practicable and in any event within 8 weeks after it becomes aware of any material delay or disruption to the Services.

The Supplier’s notice shall include a written estimate of:

1. the proposed adjustment to the Fee; and
2. the likely effect of the delay or disruption on the Services and the Programme.
   1. The notice by the Supplier of its intention to claim under Clause 10.2 is a condition precedent to the Supplier’s entitlement to claim an adjustment to the Fee. Provided the Supplier has given notice in accordance with Clause 10.2 the Fee shall be adjusted by a reasonable amount by reference to the time charges set out in Part 2 of Schedule 2 (unless the parties agree an alternative amount).

Additional Services

* 1. The Supplier shall notify the Contracting Authority as soon as reasonably practicable if it becomes apparent that Additional Services are likely to be required, identifying the required services and a written estimate of cost of the Additional Service and its effect on the Programme. The Supplier shall provide such further and better particulars of the written estimate of cost as may be requested by the Contracting Authority.
  2. The Supplier shall perform an Additional Service on receipt of a written instruction to do so by the Contracting Authority but the Contracting Authority shall not be obliged to accept, nor shall the Contracting Authority be bound by, any written estimate provided by the Supplier.
  3. Unless the parties agree otherwise, the Additional Fee shall be a reasonable amount calculated by reference to the time charges set out in Part 2 of Schedule 2 (Fees and payment), provided that no Additional Fee shall be payable if the requirement for an Additional Service arises from the Supplier’s default or negligence, or the default or negligence of the Supplier’s sub-consultants or suppliers (if any).
  4. Any Additional Fee payable by the Contracting Authority shall be included in the next invoice following performance of the Additional Service to which it relates.

### 11. SUSPENSION

11.1 The Contracting Authority may, at any time, suspend performance of all or part of the Services by giving written notice to the Supplier. The Supplier shall resume performance of the Services as soon as reasonably practicable after receiving a written notice to do so from the Contracting Authority.

11.2 If:

1. subject to Clause 9.7, the Contracting Authority fails to pay in full the notified sum to the Supplier under this agreement by the final date for payment under clause 9; and
2. the Contracting Authority has not given a pay less notice complying with

Clause 9,

the Supplier may suspend the performance of any or all of its Services and other obligations under this agreement by giving not less than seven days’ notice to the Contracting Authority of its intention to do so and stating the ground or grounds on which it intends to suspend performance.

11.3 In the event of a suspension by the Supplier in accordance with this agreement, the Contracting Authority shall pay the Supplier a reasonable amount in respect of costs and expenses reasonably incurred by the Supplier as a result of any exercise of its right referred to in clause 11.2 and such payment shall be the Supplier’s sole compensation for suspension of its Services and obligations under this agreement.

### 12. TERMINATION

12.1 The Contracting Authority may terminate the Supplier’s engagement under this agreement at any time by giving ten (10) Working Days notice in writing to the Supplier.

12.2 Either party may immediately terminate the Supplier’s engagement under this agreement by giving written notice to the other party if:

the other party is in material breach of its obligations under this agreement and fails to remedy that breach within ten (10) Working Days of receiving written notice requiring it to do so; or

(b) the other party becomes Insolvent.

12.3 If the Supplier becomes Insolvent this is deemed to be a breach of this agreement.

Change of Control

12.4 The Supplier shall notify the Contracting Authority immediately in writing and as soon as the Supplier is aware (or ought reasonably to be aware) that it is anticipating, undergoing, undergoes or has undergone a Change of Control and provided such notification does not contravene any Law.

12.5 The Supplier shall ensure that any notification made pursuant to Clause 12.4 shall set out full details of the Change of Control including the circumstances suggesting and/or explaining the Change of Control.

12.6 The Customer may terminate this agreement by issuing notice to the Supplier within six (6) months of:

1. being notified in writing that a Change of Control is anticipated or in contemplation or has occurred; or
2. where no notification has been made, the date that the Contracting Authority becomes aware that a Change of Control is anticipated or is in contemplation or has occurred,

but shall not be permitted to terminate where the prior written consent of the Contracting Authority has been given in respect of the Change of Control.

### 13. CONSEQUENCES OF TERMINATION

13.1 On termination in accordance with clause 12 the Contracting Authority shall pay the Supplier:

1. any amount properly due for payment under this agreement at the date of termination; and
2. a fair and reasonable proportion of the next instalment of the Fee together with any expenses and disbursements commensurate with the Services properly performed at the date of termination provided that:
   * 1. the Supplier shall have first submitted to the Contracting Authority an application for payment in the form of an invoice for the amount considered by the Supplier to be payable pursuant to this clause; and
     2. the provisions of clause 9 shall apply to such invoice as if it were an application for payment of a part of the Fee as provided for therein.
   1. If the Supplier’s engagement under this agreement is terminated by the Contracting Authority in accordance with Clause 12.2(a) (material breach) or Clause 12.2(b) (Supplier is Insolvent) the Supplier shall pay the Contracting Authority the reasonable cost of procuring a replacement professional consultant to carry out any unperformed Services, to the extent that such cost exceeds the Fee (or, where the Fee is yet to be determined, the Contracting Authority’s reasonable estimate of the Fee). Any such cost shall be deducted from the amount payable to the Supplier under clause 13.1 and if any shortfall remains following such deduction the Contracting Authority may claim it as a debt due from the Supplier.
   2. Payment under clause 13.1 shall be the Supplier’s sole entitlement to compensation for termination of its engagement under this agreement.
   3. Except where expressly stated herein, the Contracting Authority shall not be liable

to the Supplier for:

1. any costs, expenses, disbursements or losses;
2. any loss of profits, loss of fees, loss of chance or other similar losses; or
3. any indirect losses or consequential losses,

arising out of termination or suspension of the Supplier’s engagement under this agreement.

13.5 Termination of the Supplier’s engagement under this agreement shall not affect the accrued rights of either party under this agreement and the provisions of this agreement shall continue to bind the parties for as long as necessary to give effect to their respective rights and obligations.

### 14. ASSIGNMENT, SUB-CONTRACTING AND NOVATION

Assignment

14.1 The Contracting Authority may assign the benefit of this agreement to any person

with an interest in the Project.

14.2 The Contracting Authority shall notify the Supplier of any assignment. If the Contracting Authority fails to do this, the assignment shall still be valid.

14.3 The Supplier shall not contend that any person to whom the benefit of this agreement is assigned under clause 14.1 may not recover any sum under this agreement because that person is an assignee and not a named party to this agreement.

14.4 The Supplier may not assign or transfer its obligations under this agreement to any other person.

Sub-Contracting

14.5 The Supplier may sub-contract the performance of the Services without the Contracting Authority’s prior written consent to Key Sub-Consultants and any Key Sub-Contractors.

14.6 Save for clause 14.5 the Supplier shall not sub-contract the performance of any of the Services without the Contracting Authority’s prior written consent.

Novation

14.7 This Clause 14.7 shall only apply if it is stated in the Contract Particulars that Clause 14.6 applies. If this Clause 14.7 applies then, notwithstanding any provision of this agreement restricting the Contracting Authority’s right to assign or transfer the benefit or burden of this agreement, within five (5) Working Days of receiving a written request from the Contracting Authority, the Supplier shall:

1. enter into a deed of novation with the Contracting Authority and the Contractor in the form of the Novation Agreement; and
2. enter into a Collateral Warranty in favour of the person who is the Contracting Authority immediately before novation takes place.

### 15. COLLATERAL AGREEMENTS

Collateral Warranties

15.1 Where stated in the Contract Particulars that the Supplier shall procure a Collateral Warranty from the Supplier in favour of a beneficiary, then within ten (10) Working

Days of receiving a written request from the Contracting Authority to do so, the Supplier shall enter into a Collateral Warranty as a deed in favour of any beneficiary identified in the relevant part of the Contract Particulars.

15.2 Where stated in the Contract Particulars that the Supplier shall procure a Collateral

Warranty from Key Sub-Consultants in favour of a beneficiary, then within ten (10) Working Days of receiving a written request from the Contracting Authority to do so, the Supplier shall procure a Collateral Warranty executed as a deed from the relevant Key Sub-Consultant in favour of each of the Contracting Authority any Beneficiary identified in the relevant part of the Contract Particulars.

15.3 The Supplier shall provide to the Contracting Authority a certified copy of each Key Sub-Consultant’s appointment within 7 days of its execution (the Supplier may redact commercially sensitive pricing information).

15.4 If the Supplier fails to enter into or to provide the relevant Collateral Warranty as required by this Clause 15 (Collateral Warranties) then, notwithstanding any other term of this agreement, and in addition to any other right or remedy of the Contracting Authority, the Basic Fee and, if any, the Additional Fee, shall be reduced by 25% for each outstanding Collateral Warranty, until such time as the relevant Collateral Warranty has been provided.

Parent Company Guarantee

15.5 Where stated in the Contract Particulars that the Supplier shall procure a parent company guarantee, the Supplier shall no later than the date of the Call Off Commencement Date procure the execution and delivery of a parent company guarantee in favour of the Contracting Authority in the form of the Parent Company Guarantee. The parent company guarantee shall be given by the Guarantor.

15.6 If the Supplier does not procure execution and delivery of the parent company guarantee in accordance with Clause 15.5 then, notwithstanding any other term of this agreement, the Contracting Authority shall not be liable to make any further payment to the Supplier under this agreement until the Supplier has procured such execution and delivery.

### 16. COPYRIGHT

16.1 The Supplier grants to the Contracting Authority, with immediate effect, an irrevocable, non-exclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, the Supplier for any purpose relating to any of the Project, including any of the Permitted Uses.

16.2 The licence in Clause 16.1 carries the right to grant sub-licences and is transferable to third parties without the consent of the Supplier.

16.3 Subject to Clause 34.3, the Supplier shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.

16.4 The licence in clause 16.1 allows the Contracting Authority to use the Material in connection with any extension of the Project, but not to reproduce the designs contained in the Material in any such extension.

16.5 The Supplier warrants to the Contracting Authority that the use of the Material for any Permitted Uses will not infringe any copyright, moral right, related right, patent, design right, database right, trademark, service mark, trade name or other intellectual property right such as know-how, trade secrets or inventions (whether patentable or not) of any third party, and the Supplier shall indemnify the Contracting Authority on demand and as a debt from and against any and all losses, expenses, liabilities, claims, costs or proceedings whatsoever arising the Supplier’s breach of this warranty.

16.6 The Contracting Authority may, at any time (whether before or after completion of the Services, or after termination of the Supplier’s engagement under this agreement), request a copy or copies of (some or all of) the Material from the Supplier. On the Contracting Authority’s payment of the Supplier’s reasonable charges for providing the copy (or copies), the Supplier shall provide the copy (or copies) to the Contracting Authority.

### 17. CONFIDENTIALITY

17.1 For the purposes of this Clause 17, the term “Disclosing Party” shall mean a Party which discloses or makes available directly or indirectly its Confidential Information and “Recipient” shall mean the Party which receives or obtains directly or indirectly Confidential Information.

17.2 Except to the extent set out in Clause 17 or where disclosure is expressly permitted elsewhere in this agreement, the Recipient shall:

1. treat the Disclosing Party’s Confidential Information as confidential and keep it in secure custody (the nature of the secure custody shall depend upon the form in which such materials are stored and the nature of the Confidential Information contained in those materials); and
2. not disclose the Disclosing Party’s Confidential Information to any other person except as expressly set out in this agreement or without obtaining the owner’s prior written consent;
3. not use or exploit the Disclosing Party’s Confidential Information in any way except for the purposes anticipated under this agreement; and
4. immediately notify the Disclosing Party if it suspects or becomes aware of any unauthorised access, copying, use or disclosure in any form of any of the Disclosing Party’s Confidential Information.

17.3 The Recipient shall be entitled to disclose the Confidential Information of the Disclosing Party where:

1. the Recipient is required to disclose the Confidential Information by Law, provided that Clause 29 (Freedom of Information) shall apply to disclosures required under the FOIA or the EIRs;
2. the need for such disclosure arises out of or in connection with:
   * 1. any legal challenge or potential legal challenge against the Contracting Authority arising out of or in connection with this agreement;
     2. the examination and certification of the Contracting Authority’s accounts (provided that the disclosure is made on a confidential basis) or for any examination pursuant to Section 6(1) of the National Audit Act 1983 of the economy, efficiency and effectiveness with which the Contracting Authority is making use of any Services provided under this agreement; or
     3. the conduct of a Central Government Body review in respect of this agreement; or
3. the Recipient has reasonable grounds to believe that the Disclosing Party is involved in activity that may constitute a criminal offence under the Bribery Act 2010 and the disclosure is being made to the Serious Fraud Office.
   1. If the Recipient is required by Law to make a disclosure of Confidential Information, the Recipient shall as soon as reasonably practicable and to the extent permitted by Law notify the Disclosing Party of the full circumstances of the required disclosure including the relevant Law and/or regulatory body requiring such disclosure and the Confidential Information to which such disclosure would apply.
   2. Subject to Clause 17.2, the Supplier may only disclose the Confidential Information of the Contracting Authority on a confidential basis to:
4. Supplier Personnel who are directly involved in the provision of the Services and need to know the Confidential Information to enable performance of the

Supplier’s obligations under this agreement; and

1. its professional advisers for the purposes of obtaining advice in relation to this agreement.
   1. Where the Supplier discloses Confidential Information of the Contracting Authority pursuant to Clause 17.5, it shall remain responsible at all times for compliance with the confidentiality obligations set out in this agreement by the persons to whom disclosure has been made.
   2. The Contracting Authority may disclose the Confidential Information of the Supplier:
2. to any Central Government Body on the basis that the information may only be further disclosed to Central Government Bodies;
3. to the British Parliament and any committees of the British Parliament or if required by any British Parliamentary reporting requirement;
4. to the extent that the Contracting Authority (acting reasonably) deems disclosure necessary or appropriate in the course of carrying out its public functions;
5. on a confidential basis to a professional adviser, consultant, supplier or other person engaged by any of the entities described in Clause 17.7(a) (including any benchmarking organisation) for any purpose relating to or connected with this agreement;
6. on a confidential basis for the purpose of the exercise of its rights under this agreement; or
7. to a proposed transferee, assignee or novatee of, or successor in title to the

Contracting Authority,

and for the purposes of the foregoing, references to disclosure on a confidential basis shall mean disclosure subject to a confidentiality agreement or arrangement containing terms no less stringent than those placed on the Contracting Authority under Clause 17.3.

* 1. Nothing in Clause 17 shall prevent a Recipient from using any techniques, ideas or Material gained during the performance of this agreement in the course of its normal business to the extent that this use does not result in a disclosure of the Disclosing Party’s Confidential Information or an infringement of intellectual property rights.
  2. In the event that the Supplier fails to comply with Clauses 17.2 to 17.5, the Contracting Authority shall be entitled to terminate this agreement for material breach.

### 18. INSURANCE

Professional Indemnity Insurance

18.1 The Supplier shall take out and maintain professional indemnity insurance covering its potential liability under this agreement in an amount and under such terms as stated in the Contract Particulars, provided that such insurance is available at commercially reasonable rates and terms. The Supplier shall maintain that professional indemnity insurance:

1. with reputable insurers lawfully carrying on insurance business in the United Kingdom and the European Union;
2. on customary and usual terms and conditions prevailing for the time being in the insurance market.
   1. Any increased or additional premium required by insurers because of the Supplier’s claims record or other acts, omissions, matters or things particular to the Supplier shall be deemed to be within commercially reasonable rates and terms.
   2. The Supplier shall immediately inform the Contracting Authority if the Supplier’s required professional indemnity insurance ceases to be available at commercially reasonable rates and terms, so that the Supplier and the Contracting Authority can discuss how best to protect the respective positions of the Contracting Authority and the Supplier regarding the Project without that insurance.

Public Liability Insurance and Employer’s Liability Insurance

* 1. The Supplier shall effect and maintain third party public liability insurance and employer’s liability insurance in accordance with Framework Schedule 14 (Insurance Requirements).

Evidence of Insurance

* 1. Whenever the Contracting Authority reasonably requests, the Supplier shall send the Contracting Authority evidence that the Supplier’s insurance required by this Clause 18 is in force, including, if required by the Contracting Authority, an original letter

from the Supplier’s insurers or brokers confirming the Supplier’s then current insurance and that the premiums for that insurance have been paid in full at the date of that letter.

### 19. DISPUTES

19.1 Subject to either party’s right to adjudicate at any time, the parties shall use their reasonable endeavours to resolve any dispute or difference between them through negotiation or mediation.

19.2 Notwithstanding any other provision of this agreement either party may refer a dispute arising under this agreement to adjudication at any time under Part I of the Scheme for Construction Contracts (England and Wales) Regulations.

19.3 Where the Contract Particulars state that the dispute resolution mechanism is Arbitration, then any dispute arising out of or in connection with this agreement, including any question regarding its existence, validity or termination, shall be referred to and finally resolved by arbitration under the London Court of International Arbitration (LCIA) Rules, which Rules are deemed to be incorporated by reference into this clause. The particulars of any such arbitration are set out in the Contract Particulars.

### 20. NOTICES

20.1 Subject to clause 20.4, any notice required to be given under this agreement shall be in writing and shall be delivered personally, or sent by e-mail or pre-paid firstclass post or recorded delivery or by commercial courier, to each party required to receive the notice, as set out in the Contract Particulars or as otherwise specified by the relevant party by notice in writing to each other party.

20.2 Any notice shall be deemed to have been duly received:

1. if delivered by e-mail, when delivered to the recipients e-mail server and evidenced by a delivery receipt; or
2. if delivered personally, when left at the address and for the contact referred

to in this clause; or

1. if sent by pre-paid first-class post or recorded delivery, at 9.00 am on the second Working Day after posting; or
2. if delivered by commercial courier, on the date and at the time that the

courier’s delivery receipt is signed.

* 1. The provisions of this clause shall not apply to the service of any proceedings or other documents in any legal action or where applicable, any arbitration or adjudication or other method of dispute resolution.
  2. Notices under clauses 11 (Suspension), 12 (Termination) and 14.2 (Assignment) shall not be given by e-mail and e-mail shall not be an effective means of service for such notices.

### 21. THIRD PARTY RIGHTS

A person who is not a party to this agreement shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this agreement. This clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

### 22. ENTIRE AGREEMENT

This agreement constitutes the whole agreement between the parties and supersedes and extinguishes all previous agreements between the parties relating to its subject matter. Each party acknowledges that, in entering into this agreement, it has not relied on, and shall have no right or remedy in respect of, any statement, representation, assurance or warranty (whether made negligently or innocently) other than as expressly set out in this agreement.

Nothing in this clause shall limit or exclude any liability for fraud.

### 23. LIMITATION OF LIABILITY

Without affecting any other limitation in this agreement, the Supplier’s liability under or in connection with this agreement shall be limited to the amount set out in the Contract Particulars. This limit shall apply however that liability arises including a liability arising by tort (including the tort of negligence) or arising for breach of statutory duty. Provided that this clause 23 shall not exclude or limit the Supplier’s liability for: (a) death or personal injury caused by the Supplier’s negligence; or (b) fraud or fraudulent misrepresentation.

### 24. LIABILITY PERIOD

The Parties agree that, notwithstanding any terms and effect of the Limitation Act 1980 to the contrary, any action or proceedings under or in connection with this agreement may be commenced against the Supplier up until the expiry of the date stated in the Contract Particulars and the Supplier agrees that, for the purposes of the Limitation Act 1980 it shall not seek to rely on any failure to commence any such action or proceedings within any shorter period (whether prescribed by the Limitation Act 1980 or otherwise) as a defence to any such action or proceedings.

### 25. 25. PREVENTION OF FRAUD AND BRIBERY

25.1 The Supplier represents and warrants that neither it, nor to the best of its knowledge any Supplier Personnel, have at any time prior to the Call Off Commencement Date:

1. committed a Prohibited Act or been formally notified that it is subject to an investigation or prosecution which relates to an alleged Prohibited Act; and/or
2. been listed by any government department or agency as being debarred, suspended, proposed for suspension or debarment, or otherwise ineligible for participation in government procurement programmes or contracts on the grounds of a Prohibited Act.

25.2 The Supplier shall not during the Call Off Contract Period:

1. commit a Prohibited Act; and/or
2. do or suffer anything to be done which would cause the Contracting Authority or any of the Contracting Authority’s employees, consultants, contractors, sub-contractors or agents to contravene any of the Relevant Requirements or otherwise incur any liability in relation to the Relevant Requirements.

25.3 The Supplier shall during the Call Off Contract Period:

1. establish, maintain and enforce, and require that its sub-consultants establish, maintain and enforce, policies and procedures which are adequate to ensure compliance with the Relevant Requirements and prevent the occurrence of a Prohibited Act;
2. keep appropriate records of its compliance with its obligations under Clause 25.3(a) and make such records available to the Contracting Authority on request;
3. if so required by the Contracting Authority, within twenty (20) Working Days of the Call Off Commencement Date, and annually thereafter, certify to the Contracting Authority in writing that the Supplier and all persons associated with it or its sub-consultants or other persons who are supplying the Services in connection with this agreement are compliant with the Relevant Requirements. The Supplier shall provide such supporting evidence of compliance as the Contracting Authority may reasonably request; and
4. have, maintain and where appropriate enforce an anti-bribery policy (which shall be disclosed to the Contracting Authority on request) to prevent it and any Supplier Personnel or any person acting on the Supplier’s behalf from committing a Prohibited Act.

25.4 The Supplier shall immediately notify the Contracting Authority in writing if it becomes aware of any breach of Clause 25.1, or has reason to believe that it has or any of the Supplier Personnel have:

1. been subject to an investigation or prosecution which relates to an alleged Prohibited Act;
2. been listed by any government department or agency as being debarred, suspended, proposed for suspension or debarment, or otherwise ineligible for participation in government procurement programmes or contracts on the grounds of a Prohibited Act; and/or
3. received a request or demand for any undue financial or other advantage of any kind in connection with the performance of this Call Off Contract or otherwise suspects that any person or Party directly or indirectly connected with this agreement has committed or attempted to commit a Prohibited Act.
   1. If the Supplier makes a notification to the Contracting Authority pursuant to Clause 25.4, the Supplier shall respond promptly to the Contracting Authority’s enquiries, co-operate with any investigation, and allow the Contracting Authority to audit any books, records and/or any other relevant documentation in accordance with Clause 5 (Records, Audit Access and Open Book Data).
   2. If the Supplier breaches Clause 25.3, the Contracting Authority may by notice:
4. require the Supplier to remove from performance of this agreement any Supplier Personnel whose acts or omissions have caused the Supplier’s breach; or
5. immediately terminate this agreement for material breach.

25.7 Any notice served by the Contracting Authority under Clause 25.4 shall specify the nature of the Prohibited Act, the identity of the Party who the Contracting Authority believes has committed the Prohibited Act and the action that the Contracting Authority has elected to take (including, where relevant, the date on which this agreement shall terminate).

### 26. SECURITY REQUIREMENTS

26.1 This Clause 26 shall only apply if it is stated in the Contract Particulars that Clause 26 applies. If this clause applies, then:

1. the Supplier shall comply with and procure that the Supplier Personnel comply with the Security Policy and the requirements of the Security Management Plan (if any);
2. the Supplier shall ensure that the Security Management Plan (if any) produced by the Supplier fully complies with the Security Policy.

26.2 The Contracting Authority shall notify the Supplier of any changes or proposed changes to the Security Policy.

### 27. PUBLICITY AND BRANDING

27.1 The Supplier shall not:

1. make any press announcements or publicise this agreement in any way; or
2. use the Contracting Authority’s name or brand in any promotion or marketing or announcement,

without the Contracting Authority’s prior written consent.

27.2 Each Party acknowledges to the other that nothing in this agreement either expressly or by implication constitutes an endorsement of any products or services of the other Party and each Party agrees not to conduct itself in such a way as to imply or express any such approval or endorsement.

### 28. PROTECTION OF CONTRACTING AUTHORITY DATA

28.1 This Clause 28 shall only apply if it is stated in the Contract Particulars that Clause 28 applies.

28.2 The Supplier shall not delete or remove any proprietary notices contained within or relating to the Contracting Authority Data.

28.3 The Supplier shall not store, copy, disclose, or use the Contracting Authority Data except as necessary for the performance by the Supplier of its obligations under this agreement or as otherwise approved in writing by the Contracting Authority.

28.4 To the extent that the Contracting Authority Data is held and/or Processed by the Supplier, the Supplier shall supply that Contracting Authority Data to the Contracting Authority as requested by the Contracting Authority and in the format (if any) specified by the Contracting Authority from time to time in writing.

28.5 The Supplier shall take responsibility for preserving the integrity of Contracting Authority Data and preventing the corruption or loss of Contracting Authority Data.

28.6 The Supplier shall perform secure back-ups of all Contracting Authority Data and shall ensure that up-to-date back-ups are stored off-site at an approved location in accordance with any Business Continuity and Disaster Recovery Plan. The Supplier shall ensure that such back-ups are available to the Contracting Authority (or to such other person as the Contracting Authority may direct) at all times upon request and are delivered to the Contracting Authority at no less than six (6) Monthly intervals (or such other intervals as may be agreed in writing between the Parties).

28.7 The Supplier shall ensure that any system on which the Supplier holds any Contracting Authority Data, including back-up data, is a secure system that complies with the Security Policy and the Security Management Plan (if any).

28.8 If at any time the Supplier suspects or has reason to believe that the Contracting Authority Data is corrupted, lost or sufficiently degraded in any way for any reason, then the Supplier shall notify the Contracting Authority immediately and inform the Contracting Authority of the remedial action the Supplier proposes to take.

28.9 If the Contracting Authority Data is corrupted, lost or sufficiently degraded as a result of a default by the Supplier so as to be unusable, the Contracting Authority may:

1. require the Supplier (at the Supplier’s expense) to restore or procure the restoration of Contracting Authority Data to the extent and in accordance with the requirements specified in any Business Continuity and Disaster

Recovery Plan or as otherwise required by the Contracting Authority, and the Supplier shall do so as soon as practicable but not later than five (5) Working Days from the date of receipt of the Contracting Authority’s notice; and/or

1. itself restore or procure the restoration of Contracting Authority Data, and shall be repaid by the Supplier any reasonable expenses incurred in doing so to the extent and in accordance with the requirements specified in any Business Continuity and Disaster Recovery Plan or as otherwise required by the Contracting Authority.

### 29. FREEDOM OF INFORMATION

29.1 The Supplier acknowledges that the Contracting Authority is subject to the requirements of the FOIA and the EIRs. The Supplier shall:

1. provide all necessary assistance and cooperation as reasonably requested by the Contracting Authority to enable the Contracting Authority to comply with its Information disclosure obligations under the FOIA and EIRs;
2. transfer to the Contracting Authority all Requests for Information relating to this agreement that it receives as soon as practicable and in any event within two (2) Working Days of receipt;
3. provide the Contracting Authority with a copy of all Information belonging to the Contracting Authority requested in the Request for Information which is in its possession or control in the form that the Contracting Authority requires within five (5) Working Days (or such other period as the Contracting Authority may reasonably specify) of the Contracting Authority’s request for such Information; and
4. not respond directly to a Request for Information unless authorised in writing to do so by the Contracting Authority.

29.2 The Supplier acknowledges that the Contracting Authority may be required under the FOIA and EIRs to disclose Information (including Commercially Sensitive Information) without consulting or obtaining consent from the Supplier. The Contracting Authority shall take reasonable steps to notify the Supplier of a Request for Information (in accordance with the Secretary of State’s Section 45 Code of Practice on the Discharge of the Functions of Public Authorities under Part 1 of the FOIA) to the extent that it is permissible and reasonably practical for it to do so but (notwithstanding any other provision in this agreement) the Contracting Authority shall be responsible for determining in its absolute discretion whether any Commercially Sensitive Information and/or any other information is exempt from disclosure in accordance with the FOIA and/or the EIRs.

### 30. PROMOTING TAX COMPLIANCE

30.1 The Supplier warrants that it has notified the Contracting Authority of any Occasion of Tax Non-Compliance or any litigation in which it is involved relating to any Occasion of Tax Non-Compliance.

30.2 If, at any point during the Call Off Contract Period, an Occasion of Tax NonCompliance occurs, the Supplier shall:

1. notify the Contracting Authority in writing of such fact within five (5) Working Days of its occurrence; and
2. promptly provide to the Contracting Authority:
   * 1. details of the steps that the Supplier is taking to address the Occasion of Tax Non-Compliance and to prevent the same from recurring, together with any mitigating factors that it considers relevant; and
     2. such other information in relation to the Occasion of Tax NonCompliance as the Contracting Authority may reasonably require.

30.3 In the event that the Supplier breaches the warranty under Clause 30.1 fails to comply with this Clause 30 and/or does not provide details of proposed mitigating factors which in the reasonable opinion of the Contracting Authority are acceptable, then the Contracting Authority shall be entitled, without prejudice to its other rights and remedies, to terminate this agreement for material breach.

### 31. STAFF TRANSFER

31.1 This Clause 31 shall only apply if it is stated in the Contract Particulars that Clause 31 applies. If this Clause 31 applies, then the definitions contained in the Staff Transfer Schedule apply to this Clause.

31.2 The Parties agree that :

1. where the commencement of the provision of the Services or any part of the Services results in one or more Relevant Transfers, the Staff Transfer Schedule shall apply as follows:
   * 1. where the Relevant Transfer involves the transfer of Transferring Customer Employees, Part A of the Staff Transfer Schedule shall apply;
     2. where the Relevant Transfer involves the transfer of Transferring Former Supplier Employees, Part B of the Staff Transfer Schedule shall apply;
     3. where the Relevant Transfer involves the transfer of Transferring Customer Employees and Transferring Former Supplier Employees,

Parts A and B of the Staff Transfer Schedule shall apply; and

* + 1. Part C of Staff Transfer Schedule shall not apply;

1. where commencement of the provision of the Services or a part of the Services does not result in a Relevant Transfer, Part C of Staff Transfer Schedule shall apply and Parts A and B of Staff Transfer Schedule shall not apply; and
2. Part D of the Staff Transfer Schedule shall apply on the expiry or termination of the Services or any part of the Services;

31.3 The Supplier shall both during and after the Call Off Contract Period indemnify the Contracting Authority on demand and as a debt against all Employee Liabilities that may arise as a result of any claims brought against the Contracting Authority by any person where such claim arises from any act or omission of the Supplier or any Supplier Personnel.

### 32. MOD ADDITIONAL CLAUSES AND ACCESS TO MOD SITES

32.1 This Clause 32 shall only apply if it is stated in the Contract Particulars that Clause 32 applies.

32.2 The following defined terms apply to this agreement:

“**MoD Terms and Conditions**” means the additional MOD terms conditions stated to apply to this agreement in the Contract Particulars;

“**Site**” shall include any of Her Majesty’s Ships or Vessels and Service Stations.

“**Officer in charge**” shall include Officers Commanding Service Stations, Ships’ Masters or Senior Officers, and Officers superintending Government Establishments.

32.3 The Supplier confirms that it has had the opportunity to review the MoD Terms and Conditions and has raised all due diligence questions in relation to those documents with the Contracting Authority prior to the Call Off Commencement Date.

32.4 Where required by the Contracting Authority, the Supplier shall take such actions as are necessary to ensure that the MoD Terms and Conditions constitute legal, valid, binding and enforceable obligations on the Supplier.

32.5 The Contracting Authority shall issue passes for those representatives of the Supplier who are approved for admission to the Site and a representative shall not be admitted unless in possession of such a pass. Passes shall remain the property of the Contracting Authority and shall be surrendered on demand or on completion of the supply of the Services.

32.6 The Supplier Personnel when employed within the boundaries of a Site, shall comply with such rules, regulations and requirements (including those relating to security arrangements) as may be in force for the time being for the conduct of personnel at that Site. When on board ship, compliance shall be with the Ship’s Regulations as interpreted by the Officer in charge. Details of such rules, regulations and requirements shall be provided, on request, by the Officer in charge.

32.7 The Supplier shall be responsible for the living accommodation and maintenance of its representatives while they are employed at a Site. Sleeping accommodation and messing facilities, if required, may be provided by the Contracting Authority wherever possible, at the discretion of the Officer in charge, at a cost fixed in accordance with current Ministry of Defence regulations. The status to be accorded to the Supplier’s personnel for messing purposes shall be at the discretion of the Officer in charge who shall, wherever possible, give his decision before the commencement of this agreement where so asked by the Supplier. When sleeping accommodation and messing facilities are not available, a certificate to this effect may be required by the Contracting Authority and shall be obtained by the Supplier from the Officer in charge. Such certificate shall be presented to the Contracting Authority with other evidence relating to the costs of this agreement.

32.8 The Supplier shall make such arrangements through the Technical Branch named for this purpose in this agreement. When such transport is not available within a reasonable time, or in circumstances where the Supplier wishes its representatives to accompany material for installation which it is to arrange to be delivered, the Supplier shall make its own transport arrangements. The Contracting Authority shall reimburse the Supplier’s reasonable costs for such transport of its representatives on presentation of evidence supporting the use of alternative transport and of the costs involved. Transport of the Supplier Personnel locally overseas which is necessary for the purpose of this agreement shall be provided wherever possible by the Ministry of

Defence, or by the Officer in charge and, where so provided, shall be free of charge.

32.9 Treatment in a Service hospital or medical centre, dental treatment, the provision of dentures or spectacles, conveyance to and from a hospital, medical centre or surgery not within the Site and transportation of the Supplier Personnel back to the United Kingdom, or elsewhere, for medical reasons, shall be charged to the Supplier at rates fixed in accordance with current Ministry of Defence regulations.

32.10 Accidents to the Supplier Personnel which ordinarily require to be reported in accordance with Health and Safety at Work etc Act 1974, shall be reported to the Officer in charge so that the Inspector of Factories may be informed.

32.11 No assistance from public funds, and no messing facilities, accommodation or transport overseas shall be provided for dependants or members of the families of the Supplier Personnel. Medical or necessary dental treatment may, however, be provided for dependants or members of families on repayment at current Ministry of Defence rates.

### 33. KEY PERFORMANCE INDICATORS

33.1 This Clause 33 shall only apply if it is stated in the Contract Particulars that Clause 33 applies.

33.2 If this Clause 33 applies, then the Parties are bound to the rights, duties, obligations and liabilities of the Parties set out in the Key Performance Indicator Schedule appended as a Schedule to this agreement. The Contracting Authority shall apply the Key Performance Indicator Schedule to amend the amount of the Fee that is payable under Clause 9.

### 34. BUILDING INFORMATION MODELLING

34.1 This Clause 34 shall only apply if it is stated in the Contract Particulars that Clause 34 applies.

Where a BIM Protocol Applies

34.2 If the Contract Particulars states a BIM Protocol applies, then the Contracting Authority and the Supplier shall:

1. comply with their respective obligations set out in the BIM Protocol;
2. have the benefit of any rights granted to them in the BIM Protocol; and
3. have the benefit of any limitations or exclusions of their liability contained in the BIM Protocol.

Where a BIM Protocol Does Not Apply

34.3 If the Contract Particulars state that a BIM Protocol does not apply then:

1. if it is stated in the Contract Particulars that the Supplier is to act as the BIM Information Manager, the Supplier shall act as a the BIM Information Manager for the Project as more fully set out in the BIM Documents;
2. if it is not stated in the Contract Particulars that the Supplier is to act as the BIM Information Manager, the Supplier shall comply with the reasonable instructions of the BIM Information Manager in relation to the BIM Documents;
3. The Contracting Authority grants to the Supplier, with immediate effect, an irrevocable, non-exclusive, non-terminable, royalty-free licence (or, as the case may be, sub-licence) including the right to grant sub-licences (or, as the case may be, sub-sub-licences), to copy and make full use of the Material produced in accordance with the BIM Documents by or on behalf of the Contracting Authority (including any produced by the Contractor or another member of the Professional Team) for the purpose of performing the Services and complying with the BIM Documents;
4. Clause 16.3 shall have no effect and neither Party shall be liable to the other

for:

* 1. any use of Material created by (or on behalf of) it for any purpose other than that for which that Material was prepared and/or provided; or
  2. any amendment or modification of Material produced in accordance with the BIM Documents, except where such amendment or modification:
     1. was made with the consent (not to be unreasonably withheld) of the party that produced it (or on whose behalf it was produced);
     2. was permitted by the BIM Documents; or
     3. was made for a Permitted Use following termination of the engagement of the party that produced it (or on whose behalf it was produced) in relation to the Project.

### 35. QUALITY MANAGEMENT POINTS

35.1 This Clause 35 shall only apply if it is stated in the Contract Particulars that Clause 35 applies.

35.2 The Supplier shall accrue Quality Management Points in accordance with the Quality Table set out below. The Supplier shall accrue Quality Management Points for the failures listed on the Quality Table whether arising from an audit by the Supplier, the Contracting Authority or the relevant accreditation body.

35.3 If the Supplier fails to comply with the Supplier’s quality management system, the Supplier shall accrue Quality Management Points from the date when the failure is identified in accordance with the Quality Table. The number of Quality Management Points accrued by the Supplier shall reduce in accordance with the Quality Table.

35.4 The Supplier shall maintain a register of the number of Quality Management Points in effect, showing when Quality Management Points are accrued and when they are removed.

35.5 If the number of Quality Management Points in effect at any time is more than 25 points, the Supplier and the Contracting Authority shall meet within one week to consider ways of reducing the number of Quality Management Points in effect to 25 or less and to avoid the Supplier accruing further Quality Management Points. The Supplier shall submit a report to the Contracting Authority within one week of the meeting setting out:

1. the actions agreed at the meeting; and
2. any other actions which the Supplier proposes to take immediately to reduce the number of Quality Management Points in effect to 25 or less and to avoid accruing further Quality Management Points.
   1. If the Contracting Authority does not accept the Supplier’s proposals or the Supplier does not take the agreed actions, the Contracting Authority shall serve a quality warning notice on the Supplier. Within one week of receipt of the quality warning notice, the Supplier shall submit a report to the Contracting Authority setting out the actions which the Supplier has taken and what further or alternative actions he proposes to take to reduce the number of Quality Management Points in effect to 25 or less.
   2. The Supplier shall take such action as set out in the Supplier’s reports until the number of Quality Management Points in effect is reduced to 25 or less. The Supplier shall submit weekly up date reports to the Contracting Authority setting out the actions he has taken, the results of those actions and the actions which are still to be taken by him.
   3. Failure by the Supplier to take actions to reduce the number of Quality Management Points in effect to 25 or less is deemed to be a material breach by the Supplier of its obligations under this agreement and the Contracting Authority shall have the right to terminate this agreement in accordance with clause 12.2 (Termination).

**Quality Table**

|  |  |  |
| --- | --- | --- |
| Failure | Quality Management Points | Period of effect |
| Failure to have a complete  Quality Plan in place and operating | 25 | Until audit confirms that  Quality Plan complete and operating |
| The Quality Plan does not comply with the  requirements of this contract | 10 per failure | Until audit confirms that Quality Plan complies |
| Failure to raise a NonConformity report | 5 per Non-Conformity | 6 months |
| Failure to raise a corrective action report | 5 per Non-Conformity | 6 months |
| Failure to correct Quality  Plan in manner set out in a corrective action report  (see note 1 below) | 10 per failure | Until failure corrected |
| Failure to implement recommendations in audit report  (see note 1 below) | 5 per recommendation | Until audit confirms that recommendation implemented |
| Failure to carry out internal audit | 25 per audit | Until audit carried out |
| Carrying out work without release of hold point | 10 per item | 6 months |
| Failure to make records available for inspection by the *Employer* | 10 per failure | Until the records are made available |
| Failure to allow access for *Employer* audits | 10 per failure | Until *Employer* audit is carried out |
| Failure by *Consultant* to accrue Quality Management  Points that should have been accrued | The number of  Quality Management  Points that should have been accrued | Applicable to the failure that should have accrued Quality  Management Points |
| plus an additional  number of Quality  Management Points equivalent to the  Quality Management  Points that should have been accrued | 6 months |
| Note 1: For these failures additional Quality Management Points are accrued at each audit until an audit confirms that  rectification/correction/implementation/action has taken place. | | |

1. **~~COLLABORATIVE PERFORMANCE FRAMEWORK OMIT DO NOT USEThis Clause 36 shall only~~ ~~apply if it is stated in the Contract Particulars that Clause 36 applies.~~** 
   1. ~~If this Clause 36 applies, then the Supplier’s performance shall be measured in~~ ~~accordance with the Collaborative Performance Framework.~~
   2. ~~If the Supplier’s performance, measured in accordance with the Collaborative~~ ~~Performance Framework, is below the Failure Level then this shall be a deemed to~~ ~~be a material breach by the Supplier of its obligations under this agreement and the~~ ~~Contracting Authority shall have the right to terminate this agreement in accordance~~ ~~with clause 12.2 (Termination).~~

### 37. NON-WAIVER

37.1 No failure or delay by the Contracting Authority to exercise any right or remedy provided under this agreement or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict the further exercise of that or any other right or remedy.

37.2 No single or partial exercise of any right or remedy provided under this agreement or by law shall prevent or restrict the further exercise of that or any other right or remedy.

### 38. SEVERANCE

If any provision of this agreement is declared invalid, unenforceable or illegal by the courts, such provision may be severed from this agreement and such invalidity, unenforceability or illegality shall not prejudice or affect the validity, enforceability and legality of the remaining provisions of this agreement.

### 39. GOVERNING LAW AND JURISDICTION

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales. Subject to Clause 19 (Disputes) the parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this agreement.

### 40. ALTERNATIVE LAW OF CONTRACT

**40.1 SCOTS LAW**

40.1.1 Governing Law and Jurisdiction (Clause 39)

40.1.1.1 References to “England and Wales” in the original Clause 39 of this Call Off Contract (Governing Law and Jurisdiction) shall be replaced with “Scotland”.

40.1.1.2. Where legislation is expressly mentioned in this Call Off Contract the adoption of Clause 40.1 shall have the effect of substituting the equivalent Scots legislation.

**40.2** **NORTHERN IRELAND LAW**

40.2.1 Governing Law and Jurisdiction (Clause 39)

40.2.1.1 References to “England and Wales” in the original Clause 39 of this Call Off Contract (Governing Law and Jurisdiction) shall be replaced with “Northern Ireland”.

40.2.1.2 Where legislation is expressly mentioned in this Call Off Contract the adoption of Clause 00.2 shall have the effect of substituting the equivalent Northern Ireland legislation.

### Schedule 1 - Services

**Part 1. Core Services**

The scopes of service for the Core Services are as set out over the following pages. These are as per the CCS Framework based on a two stage Design & Build procurement route.

It is the requirement of the Contracting Authority for the Supplier to develop the design proposals to

RIBA Stage 3. The standard scopes of service under the CCS Framework under Two Stage Design & Build excludes RIBA Stage 3 design. Considering the requirement of the Contracting Authority, the prices as set out in Schedule 2, includes for RIBA Stage 3 design. As such, the scopes of service for the Architect, Building Services Engineer, Civils/Structural Engineer, and Lead Designer all include for Clause 5.3 under RIBA Stage 3 design.

Scope of Service particulars are included in **Appendix A** below

**Schedule 1**

**Part 2 – Non-Core Services**

The non-core services that are included in the contract are as set out in the following pages. These include:

1. AV Consultant for Lecture Theatre and Council Chamber (To be agreed)
2. Security Specialist (To be agreed)
3. Landscape Architect
4. Catering Consultant (To be agreed)
5. Fire Engineering
6. BREEAM Assessor
7. Lighting specialist
8. ICT specialist
9. Theatre Design Specialist (To be agreed)
10. Artist (To be agreed)

Scope of Service particulars are included in **Appendix B** below

**Schedule 2 - Fees and payment (Redacted)**

**Service Package 1 – Core Disciplines Shell + Core (Base Build)**

**Part 2. Additional Services**

Any additional fees to be based on the CCS RM3741 Project Management and Full Design Team Services framework at the applicable daily rates.

**Schedule 3 – Third Party Agreements**

Not used

### Schedule 4 - Collateral Warranty

Form of Supplier Collateral Warranty in favour of a Beneficiary and Form of Key Sub-Consultant Collateral Warranty in favour of a Beneficiary.

Dated\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_20[ ]

1. **[Supplier/Key Sub-Consultant]**
2. **[Beneficiary]**

Supplier's Collateral Warranty

**relating to the**

*[insert details of Project]*

**Date:**

### Parties

1. [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS] (Supplier).
2. [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS] (Beneficiary). **Introduction**
3. [Insert Contracting Authority’s details] (the “Contracting Authority”) has engaged the Supplier to perform the Services in relation to the Project.
4. The Beneficiary, as [NATURE OF BENEFICIARY’S INTEREST], has an interest in the Project.
5. The Contracting Authority requires the Supplier to enter into a collateral warranty in favour of the Beneficiary.
6. The Supplier has agreed to enter into this agreement with the Beneficiary, for the benefit of the Beneficiary.
7. The Beneficiary has paid £10 to the Supplier as consideration under this agreement the receipt and sufficiency of which the Supplier acknowledges.

**Agreed terms**

### 1 INTERPRETATION

The following definitions and rules of interpretation apply in this agreement.

**1.1** Definitions:

|  |  |
| --- | --- |
| **Material** | all [designs,] drawings, models, plans, [specifications, design details,] photographs, brochures, reports, feasibility studies, planning submissions, notes of meetings, CAD materials, calculations, data, databases, schedules, programmes, bills of quantities, budgets and any other materials provided in connection with the Project and all updates, amendments, additions and revisions to them and any works, [designs,] or inventions incorporated or referred to in them for any purpose relating to the Project. |
| **Permitted Uses** | without limitation the design, construction, completion, reconstruction, modification, refurbishment, development, maintenance, facilities management, funding, disposal, letting, fitting-out, advertisement, decommissioning, demolition, reinstatement, extension, building information modelling and repair of the Property and the Project. |
| **Professional Appointment** | a contract in writing dated [DATE] between the Contracting Authority and the Supplier. |
| **Project** | [DESCRIPTION OF PROJECT]. |
| **Property** | [DESCRIPTION OF PROPERTY]. |

**Required** the reasonable skill, care and diligence to be expected of a qualified

**Standard** and experienced member of the Supplier’s profession undertaking the Services in relation to projects of a similar size, scope, complexity and character to the Project.

**Services** the services referred to in the Professional Appointment, performed by or on behalf of the Supplier under the Professional Appointment.

**1.2** Clause headings shall not affect the interpretation of this agreement.

**1.3** A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person’s personal representatives, successors and permitted assigns.

**1.4** A reference to a company includes any company, corporation or other body corporate, wherever and however incorporated or established.

**1.5** Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.

**1.6** Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

**1.7** A reference to any party shall include that party’s personal representatives, successors and permitted assigns.

**1.8** A reference to legislation is a reference to all legislation having effect in the United Kingdom from time to time, including:

**1.8.1** directives, decisions and regulations of the Council or Commission of the European Union;

**1.8.2** acts of Parliament;

**1.8.3** orders, regulations, consents, licences, notices and bye-laws made or granted;

1. under any act of Parliament; or
2. under any directive, decision or regulation of the Council or Commission of the European Union; or
3. By a local authority or by a court of competent jurisdiction; and **1.8.4** any mandatory codes of practice issued by a statutory body.
   1. A reference to legislation is a reference to that legislation as amended, modified, consolidated, re-enacted or replaced from time to time and to all subordinate legislation made under it from time to time.
   2. Any obligation on a party not to do something includes an obligation not to allow that thing to be done.
   3. A reference to writing or written does not include fax or email.
   4. A reference to a document is a reference to that document as varied or novated (in each case, other than in breach of this agreement) at any time.
   5. References to clauses are to the clauses of this agreement.
   6. Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

### 2 COMPLY WITH PROFESSIONAL APPOINTMENT

**2.1** The Supplier warrants to the Beneficiary that:

**2.1.1** it has and shall continue to comply with the Professional Appointment:

**2.1.2** it has exercised and shall continue to exercise the Required Standard:

1. when performing the Services;
2. to comply with (and to see the completed Project complies with) any legislation;
3. to perform the Services and prepare all Material for those elements of the Project for which the Supplier is responsible in sufficient time to facilitate the efficient progress of the Project; and
4. to see that the Project complies with all planning agreements, permissions and conditions.

**2.2** In proceedings for breach of this clause 2, the Supplier may:

* + 1. rely on any limit of liability or other term of the Professional Appointment; and
    2. raise equivalent rights of defence as it would have had if the Beneficiary had been named as a joint client, with the Contracting Authority, under the Professional Appointment (for this purpose not taking into account any set-off or counterclaim against the actual client under the Professional Appointment).

**2.3** The Supplier’s duties or liabilities under this agreement shall not be negated or diminished by:

**2.3.1** any approval or inspection of:

1. the Property; or
2. the Project; or
3. any designs or specifications for the Property or the Project; or

**2.3.2** any testing of any work, goods, materials, plant or equipment; or **2.3.3** any omission to approve, inspect or test, by or on behalf of the Beneficiary or the Contracting Authority.

**2.4** This agreement shall not negate or diminish any other duty or liability otherwise owed to the Beneficiary by the Supplier.

### 3 PROFESSIONAL INDEMNITY INSURANCE

**3.1** The Supplier shall maintain professional indemnity insurance for an amount of at least £[*insert level of professional indemnity insurance required to be maintained under the Professional Appointment*] [in respect of each claim without limit to the number of claims except for claims arising out of pollution or contamination, where the minimum amount of cover applies in the aggregate in any one period of insurance and except for claims arising out of asbestos where a lower level may apply in the aggregate] for a period beginning on the date of this agreement and ending [12 years/6 years] after the date of practical completion of the Project, provided that such insurance is available at commercially reasonable rates and terms. The Supplier shall maintain that professional indemnity insurance:

**3.1.1** with reputable insurers lawfully carrying on insurance business in the United Kingdom or European Union; and

**3.1.2** on customary and usual terms and conditions prevailing for the time being in the insurance market.

**3.2** Any increased or additional premium required by insurers because of the Supplier’s claims record or other acts, omissions, matters or things particular to the Supplier shall be deemed to be within commercially reasonable rates and terms.

**3.3** The Supplier shall immediately inform the Beneficiary if the Supplier’s required professional indemnity insurance ceases to be available at commercially reasonable rates and terms, so that the Supplier and the Beneficiary can discuss how best to protect the respective positions of the Beneficiary and the Supplier regarding the Project and the Property, without that insurance.

**3.4** Whenever the Beneficiary reasonably requests, the Supplier shall send the Beneficiary evidence that the Supplier’s professional indemnity insurance is in force, including, if required by the Beneficiary, an original letter from the Supplier’s insurers or brokers confirming the Supplier’s then current professional indemnity insurance and that the premiums for that insurance have been paid in full at the date of that letter.

### 4 COPYRIGHT

**4.1** The Supplier grants to the Beneficiary, with immediate effect, an irrevocable, nonexclusive, non-terminable, royalty-free licence to copy and make full use of any Material prepared by, or on behalf of, the Supplier for any purpose relating to the Project and the Property, including any of the Permitted Uses.

**4.2** The licence in clause 4.1 allows the Beneficiary to use the Material in connection with any extension of the Project, but not to reproduce the designs contained in the Material in any such extension.

**4.3** This licence carries the right to grant sub-licences and is transferable to third parties without the consent of the Supplier.

**4.4** The Supplier shall not be liable for use of the Material for any purpose other than that for which it was prepared and/or provided.

**4.5** The Beneficiary may request a copy (or copies) of some or all of the Material from the Supplier. On the Beneficiary’s payment of the Supplier’s reasonable charges for providing the copy (or copies), the Supplier shall provide the copy (or copies) to the Beneficiary.

### 5 LIABILITY PERIOD

The Beneficiary may not commence any legal action against the Supplier under this agreement after [12 years][6 years] from the date of practical completion of all of the Project.

1. ASSIGNMENT
   1. The Beneficiary may assign the benefit of this agreement:
      1. on two occasions to any person with an interest in the Project; and
      2. without counting as an assignment under clause 6.1.1:
         1. by way of security to a funder (including any reassignment on redemption of security); or
         2. to and from subsidiary or other associated companies within the same group of companies as the Beneficiary so long as that assignee company remains within the same group of companies as the Beneficiary.
   2. The Beneficiary shall notify the Supplier of any assignment. If the Beneficiary fails to do this, the assignment shall still be valid.
   3. The Supplier shall not contend that any person to whom the benefit of this agreement is assigned under clause 6.1 may not recover any sum under this agreement because that person is an assignee and not a named party to this agreement.

### 7 THIRD PARTY RIGHTS

A person who is not a party to this agreement shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this agreement.

### 8 GOVERNING LAW

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

### 9 JURISDICTION

Each party irrevocably agrees that the courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this agreement or its subject matter or formation (including non-contractual disputes or claims).

This agreement has been entered into as a deed on the date stated at the beginning of it.

### APPENDIX A – Core Scope of Service

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 1 - Project Manager (Project Lead)**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | In consultation with the Contracting Authority, prepare the Schedule of Services for all suppliers to be appointed by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Facilitate regular meetings in order to progress Design and Pricing information, consult and liaise with the  Lead Designer, Cost Manager and Principal Designer in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Identify activities to be undertaken and responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake and take responsibility for actions to be undertaken by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the  Supplier are fully coordinated with the services provided by those suppliers and in accordance with the Schedule of Services for each, the Project Roles Table, the Design Responsibility Matrix and the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall confirm the actions agreed in writing with the supplier(s) and copy to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Manage, co-ordinate and participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Organise workshops and exercises and manage contributions of other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk  management. Provide recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Organise meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Assist with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11  1.12  1.13  1.14 | Establish and maintain project management procedures, hierarchy of responsibility, the Communication Strategy and the exchange of information both informally and formally at Information Exchanges. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Manage the Change Control Procedures and monitor Design and Cost Information development against the Site Information, Project Information, Project Budget, Design Programme, Project Programme and the risk register. Ensure that any difficulties are rectified and the approved Project Budget and Project Programme are not adversely impacted. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Check and authorise applications for payment from the Project Design Team; maintain a fee drawdown register | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Discuss options with the Contracting Authority for the assembly of the Project Team and assist the  Contracting Authority to assemble and appoint the Project Team | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Collate comments and facilitate workshops to discuss the Business Case and to develop the Strategic Brief for the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Review findings from post project evaluations from relevant projects and and lead and manage the Sustainability Checkpoint to inform the approach to the Strategic Definition for the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.5 | Draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.0 | RIBA Stage 1 - Preparation and Brief |  |  |  |  |  |  |
| 3.1 | Develop the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality  Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Contracting Authority Business Case, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Review Site Information and Project Information and collate comments from and facilitate workshops to develop the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | In consultation with the Project Team and the Contracting Authority, agree the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Prepare the Project Roles Table and Contractual Tree and continue to assist the Contracting Authority to assemble and appoint the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Agree with the Lead Designer the Design Responsibility Matrix, Information Exchange and Technology Strategy, all prepared by the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Prepare option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventiation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Prepare the Feasibility Study for the Contracting Authority preferred option(s). | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Review and update the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Prepare the Handover Strategy, commence Risk Assessments in preparation for the Concept Design stage, lead and manage the Sustainability Checkpoint, and develop the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.1 | Monitor and review progress and performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Select one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Monitor preparation and progress of the Concept Design and preliminary Cost Information. Ensure all the foregoing are in accordance with the Initial Project Brief, Design Responsibility Matrix, Information Exchanges and the Design Programme. Prepare Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Review Site Information, Project Information and collate and agree changes to the Initial Project Brief and prepare and issue the Final Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Prepare the Sustainability Strategy and the Maintenance and Operational Strategy and lead and manage the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Review and develop the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Prepare the initial Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Review and update the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Review and update the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Agree with the Lead Designer the Design Responsibility Matrix, Information Exchange and Technology Strategy, all prepared by the Lead Designer. Agree the preliminary Cost Information, prepared by the Cost Manager. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Select and prepare a list of tenderers with the Contracting Authority. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.1 | Collate information from the Project Team and assemble the Employer’s Requirements. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.11 | Collate and issue the tender documentation. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.12 | Lead the assessment of the tenders and prepare the tender report. The assessment should include the review and evaluation of the alignment of the design and specification, pricing and cash-flow, health and safety information, programmes and method statements etc in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. The Supplier shall lead the evaluation and review of the programmes and method statements. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.13 | Agree the detailed content and assist with the finalisation of the contract documentation (for preconstruction activities). |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.14 | Verify that the Contractor has all required insurances, collateral warranties, bonds etc in place. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.15 | Monitor and review progress and performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
|  | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Review and comment on the preparation and progress of the Developed Design, Site Information, Project Information and Cost Information to ensure it is developed in accordance with the Project Strategies, Design Responsibility Matrix, Information Exchanges and the Design Programme and Project Budget. | ✓ |  | ✓ |  |  |  |
| 5.2 | Review and update the Sustainability Strategy and the Maintenance and Operational Strategy and lead and manage the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Review and update the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Review and update the Construction Strategy and Health and Safety Strategy | ✓ |  | ✓ |  |  |  |
| 5.5 | Review and update the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Review and update the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Agree with the Lead Designer the Design Responsibility Matrix, Information Exchange and Technology  Strategy, all prepared by the Lead Designer. Agree the Cost Information, prepared by the Cost Manager. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Manage the Change Control Procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Select and prepare a list of tenderers with the Contracting Authority. | ✓ |  |  |  |  |  |
| 5.1 | Collate information from the Project Team and assemble the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.12 | Collate and issue the tender documentation. | ✓ |  |  |  |  |  |
| 5.13 | Lead the assessment of the tenders and prepare the tender report. The assessment should include the review and evaluation of the alignment of the design and specification, pricing and cash-flow, health and safety information, programmes and method statements etc in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. The Supplier shall lead the evaluation and review of the programmes and method statements. | ✓ |  |  |  |  |  |
| 5.14 | Agree the detailed content and assist with the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.15 | Verify that the Contractor has all required insurances, collateral warranties, bonds etc in place. | ✓ |  |  |  |  |  |
| 5.16 | Lead the assessment of the submission from the selected tenderer of designs and specifications, pricing information and cash-flows, health and safety information, programmes and method statements etc to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. The Supplier shall lead the evaluation and review of the programmes and method statements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.17 | Monitor and review the performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Review and comment on the preparation and progress of the Technical Design, Site Information, Project Information and Cost Information to ensure it is developed in accordance with the project Strategies, Design Responsibility Matrix, Information Exchanges and the Design Programme and Project Budget. |  |  | ✓ |  |  |  |
| 6.2 | Review and update the Sustainability Strategy and the Maintenance and Operational Strategy and lead and manage the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Review and update the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Review and update the Construction Strategy and the Health and Safety Strategy. | ✓ |  | ✓ |  |  |  |
| 6.5 | Review and update the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Review and update the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Agree with the Lead Designer the Design Responsibility Matrix, Information Exchange and Technology  Strategy, all prepared by the Lead Designer. Agree the Cost Information, prepared by the Cost Manager. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Manage the Change Control Procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Select and prepare a list of tenderers with the Contracting Authority. |  |  | ✓ |  |  |  |
| 6.10  6.11 | Collate information from the Project Team and assemble the Employer’s Requirements. |  |  | ✓ |  |  |  |
| Collate and issue the tender documentation. |  |  | ✓ |  |  |  |
| 6.12 | Lead the assessment of the tenders and prepare the tender report. The assessment should include the review and evaluation of the alignment of the design and specification, pricing and cash-flow, health and safety information, programmes and method statements etc in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. The Supplier shall lead the evaluation and review of the programmes and method statements. |  |  | ✓ |  |  |  |
| 6.13 | Agree the detailed content and assist with the finalisation of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.14 | Verify that the Contractor has all required insurances, collateral warranties, bonds etc in place. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.15 | Lead the assessment of the submission from the selected tenderer of designs and specifications, pricing information and cash-flows, health and safety information, programmes and method statements etc to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. The Supplier shall lead the evaluation and review of the programmes and method statements. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 6.16 | Monitor and review the performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Manage the review of construction standards to verify conformance with the contract documentation Health and Safety strategies, Design Programme and Construction Programme and that all site queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Manage the review of the development of the design to verify conformance with the contract  documentation, Health and Safety strategies, Design Programme and Construction Programme and that all Design Queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Manage the provision of information to the Contract Administrator to assist administration of the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Review and update the Sustainability Strategy and lead the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Manage the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Review and update the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Review and update the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Agree with the Lead Designer the Information Exchange, prepared by the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.1 | Manage the review of proposals for the testing, setting to operation and commissioning and the witnessing of all testing and commissioning and that all testing and commissioning records are present and accurate and reflect the required performance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.1 | Prepare a planned maintenance programme for the project, post handover, and provide recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Monitor and review the performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Manage the handover of the building in accordance with the Handover Strategy and manage and prepare the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Manage the provision of information to the Contract Administrator to assist administration of the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Manage the update of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Manage the update of the As Constructed Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Manage the completion of the tasks in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Manage and prepare the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Manage the update of As Constructed information in accordance with Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Manage the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Manage the post completion defect rectification process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Manage the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Manage and prepare the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 2 - Architectural Services**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend regular meetings in order to progress Design, consult and liaise with the Lead Designer in the preparation and development of the Project Roles Table, Design Responsibility Matrix, Technology  Strategy and Design Programme. Undertake the required activities and take responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Co-operate at all times with the Principal Designer and provide Design Information and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, assist the Project Lead to make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Assist the Project Lead to arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Assist the Project Lead with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Participate in the Change Control Procedures and monitor Design development against the Site Information, Project Information, Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and contribute to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.5 | Discuss the Project with the appropriate planning authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Discuss the Project with the appropriate planning authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Contribute to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Review Site Information and Project Information and provide comments and attend workshops, as required, to assist the development of the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Contribute to the development of the Project Roles Table and Contractual Tree. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Provide comment to the Lead Designer to prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Contribute to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventilation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Contribute to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Review and contribute to the update of the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Contribute to the preparation of the Handover Strategy, prepare Risk Assessments in preparation for the Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project  Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3a.1 | *Carry out a full site inspection/site survey of any existing fabric, finishings, fittings etc, and make recommendations for, any specialist investigations or surveys which may be necessary.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Liaise with planning authorities as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Prepare the architectural Concept Design in accordance with the Initial Project Brief and Design  Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Undertake third party consultations and any Research and Development as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Incorporate agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the development of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Contribute to the Construction Strategy and the development of the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.11 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.12 | Contribute to the selection of a list of tenderers. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.13 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.14 | Contribute to the preparation of the tender documentation |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.15 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ | ✓ |  | ✓ | ✓ |
| 4.16 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ | ✓ |  | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Liaise with planning authorities as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Submit planning application to the appropriate planning authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Prepare the architectural Developed Design in accordance with the Final Project Brief, Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. Contribute to the development of Project Strategies. | ✓ |  | ✓ |  |  |  |
| 5.4 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Incorporate agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.10 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.11 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.12 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.13 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.14 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.15 | Contribute to the preparation of the tender documentation | ✓ |  |  |  |  |  |
| 5.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Submit the Building Regulations application. |  |  | ✓ |  |  |  |
| 6.2 | Prepare the architectural Technical Design in accordance with the Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. |  |  | ✓ |  |  |  |
| 6.3 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Incorporate agreed changes to the Technical Design, Site Information and Project Information in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Contribute to the review and update of the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.1 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.11 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.12 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.13 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.14 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.15 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.17 | Assist in the agreement of the detailed content and the finalisation of the contract documetation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any clarifications from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Review standards of construction to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all site queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Review development of the design to verify conformance with the contract documentation, Health and Safety strategies, Design Programme, Information Exchanges and the Construction Programme and that all Design Queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Contribute to the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Review proposals for the testing, setting to operation and commissioning of all building fabric, walls, partitions, doors, equipment and fittings etc. Witness all testing and commissioning and check that all testing and commissioning records are present and accurate and reflect the required performance. Identify to the Lead Designer incomplete and/or innaccurate information and/or testing and commissioning that evidences the required performance is not being achieved. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Prepare the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 7a.1 | *Make recommendations for sample-taking and the carrying out of specialist inspection tests of materials and workmanship. Following approval of recommendations for testing, arrange for the inspections and tests to be undertaken and examine the results of such tests whether on or off site. In liaison with the Lead Designer take any necessary action to ensure that any deficiencies are rectified.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *Make recommendations for the opening of work to determine that it is generally in accordance with the contract documentation.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.3 | *Visit the sites of fabrication and assembly to inspect such materials or workmanship before delivery to site.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.4 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.5 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Provide the Lead Designer with the defects list. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Undertake the tasks in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Contribute to the provision of information to the Contract Administrator to assist administration of the contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Contribute to the update of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Contribute to the update of the 'As Constructed' Information. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 8.6 | Update the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority  Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Contribute to the post completion defect rectification process in accordance with GSL requirements. Identify all outstanding defects and notify the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 3 - Cost Management Services**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Ref | Scope of Services |  |  | Procurement Type | |  |  |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
|  | 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|  | 1.2 | Attend regular meetings in order to progress the Cost Information, consult and liaise with the Project  Lead in the preparation and development of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Identify activities to be undertaken and responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake and take responsibility for actions to be undertaken by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Co-operate at all times with the Principal Designer and provide information and Risk Assessments as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management. Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Participate in the Change Control Procedure and monitor development of the Cost Information against the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
|  | 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and contribute to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Lead and manage the contribution in respect of budgetary considerations to the development of the  Initial Project Brief and prepare the Project Budget. The Initial Project Brief shall include Project  Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Review Site Information and Project Information and provide comments and attend workshops, as required, to assist the development of the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Provide comment for the development of the Project Roles Table and Contractual Tree by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Provide comment to the Project Lead and Lead Designer for the preparation of the Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Lead and manage the Cost Information contribution to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventiation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Lead and manage the Cost Information contribution to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Contribute to the update of the Project Programme. Lead and manage the update of the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Contribute to the preparation of the Handover Strategy and Risk Assessments in preparation for Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Prepare the preliminary Cost Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Update the preliminary Cost Information and the Project Budget for the agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures and the Information Exchanges and contribute to the production of the Final Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Contribute to the development of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the Construction Strategy and the development of the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the review and update of the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.10 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.11 | Contribute to the preparation of the tender documentation. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.12 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of all pricing and cash-flow information in each of the Contractor's Proposlas with the Employer's Requirements set out in the tender documentation. and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.13 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for pre-construction activities). |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Update the preliminary Cost Information and the Project Budget for the agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control  Procedures and the Information Exchanges and contribute to the production of the Final Project Brief. | ✓ |  | ✓ |  |  |  |
| 5.2 | Contribute to the development of the Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Contribute to the review and update of the Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.10 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.11 | Contribute to the preparation of the tender documentation | ✓ |  |  |  |  |  |
| 5.12 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of all pricing and cash-flow information in each of the Contractor's Proposlas with the Employer's Requirements set out in the tender documentation. and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.13 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for pre-construction activities). | ✓ |  |  |  |  |  |
| 5.14 | Lead the assessment of the submission from the selected tenderer of pricing information and cash-flows, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any clarifications from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Update the Cost Information and the Project Budget for the agreed changes to the Technical Design, Site Information and Project Information in compliance with the Change Control Procedures and the Information Exchanges and contribute to the production of the Final Project Brief. |  |  | ✓ |  |  |  |
| 6.2 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Contribute to the review and update of the Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.9 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.10 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.11 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of all pricing and cash-flow information in each of the Contractor's Proposlas with the Employer's Requirements set out in the tender documentation. and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.12 | Assist in the agreement of the detailed content and the finalisation of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.13 | Lead the assessment of the submission from the selected tenderer of pricing information and cash-flows, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any clarifications from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Attend regular progress meetings with the Contractor and other members of the Project Team and provide ongoing advice on the overall cost of the project in relation to the Project Budget and recommend any corrective action that may be necessary. Undertake valuations of the works in accordance with the provisions of the Building Contract and provide cashflow updates to the Project Lead and the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | In consultation with the Contracting Authority and the Project Team, ensure that rigorous cost control is undertaken in accordance with Change Control Procedures and provide estimates of cost in connection therewith and negotiate the costs of approved changes with the Contractor. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Visit the site at such intervals as are necessary in order to be fully aware of all matters which could affect the cost of the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Produce financial statements at monthly intervals, or at such other intervals as shall be agreed with the Contracting Authority that demonstrate the current financial position of the project and a forecast of the cost at completion and submit to the Project Lead and the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Contribute to the review and update of the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Contribute to the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | In consultation with the Contracting Authority and the Project Team, contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Lead the assessment of the submission from the selected tenderer of pricing information and cash-flows, to ensure alignment with the contract documentation and the further review and evaluation of responses to any clarifications from the tenderer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Alert the the Project Lead, the Contract Administrator and the Contracting Authority other members of the Project Team to the possibility of receiving claims from the Contractor. If such claims are submitted, advise the Project Lead and the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.1 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* |  |  |  |  |  |  |
| 7a.2 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Undertake tasks listed in Handover Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Agree the final account, or equivalent, in accordance with the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Provide a detailed statement of final cost to the Contracting Authority, Project Lead and Contract Administrator. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Contribute to the provision of information to the Contract Administrator to assist administration of the contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.6 | Contribute to the update of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3  9.4  9.5  9.6 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the post completion defect rectification process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 4 - Civil and Structural Engineer Services**

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| Ref | Scope of Services |  |  | Procurement Type | | | |
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| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend regular meetings in order to progress Design, consult and liaise with the Lead Designer in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake the required activities and take responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Co-operate at all times with the Principal Designer and provide Design Information and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, assist the Project Lead to make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Assist the Project Lead to arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Assist the Project Lead with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Participate in the Change Control Procedures and monitor Design development against the Site Information, Project Information, Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and contribute to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Contribute to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Review Site Information and Project Information and provide comments and attend workshops, as required, to assist the development of the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Contribute to the development of the Project Roles Table and Contractual Tree. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Provide comment to the Lead Designer to prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Contribute to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventilation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Contribute to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Review and contribute to the update of the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Contribute to the preparation of the Handover Strategy and Risk Assessments in preparation for the Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project  Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3a.1 | *Arrange for the carrying out of any geotechnical or other investigations that may be necessary, interpret the results in liaison with the Project Team and make recommendations to the Contracting Authority. Undertake any further interpretation that may be necessary in order to submit further recommendations to the Contracting Authority.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3a.2 | *Carry out a full site inspection/site survey of any existing fabric, finishings, fittings etc, and make recommendations for, any specialist investigations or surveys which may be necessary.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Prepare the civil and structural engineering Concept Design in accordance with the Initial Project Brief and Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Undertake third party consultations and any Research and Development as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Incorporate agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the development of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the Construction Strategy and the development of the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.11 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.12 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.13 | Contribute to the preparation of the tender documentation |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.14 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.15 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Liaise with planning authorities as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Assist in the submission of the planning application to the appropriate planning authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Prepare the civil and structural engineering Developed Design in accordance with the Final Project Brief, Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. Contribute to the development of Project Strategies. | ✓ |  | ✓ |  |  |  |
| 5.4 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Incorporate agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.10 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.11 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.12 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.13 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.14 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.15 | Contribute to the preparation of the tender documentation | ✓ |  |  |  |  |  |
| 5.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Assist with the submission of the Building Regulations application. |  |  | ✓ |  |  |  |
| 6.2 | Prepare the civil and structural engineering Technical Design in accordance with the Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. |  |  | ✓ |  |  |  |
| 6.3 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Incorporate agreed changes to the Technical Design, Site Information and Project Information in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Contribute to the review and update of the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.11 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.12 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.13 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.14 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.15 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Review standards of construction to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all site queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Review development of the design to verify conformance with the contract documentation, Health and Safety strategies, Design Programme, Information Exchanges and the Construction Programme and that all Design Queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Contribute to the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.1 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Review proposals for the testing, setting to operation and commissioning of all civil and structural engineering work. Witness all testing and commissioning and check that all testing and commissioning records are present and accurate and reflect the required performance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Prepare the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 7a.1 | *Make recommendations for sample-taking and the carrying out of specialist inspection tests of materials and workmanship. Following approval of recommendations for testing, arrange for the inspections and tests to be undertaken and examine the results of such tests whether on or off site. In liaison with the Lead Designer take any necessary action to ensure that any deficiencies are rectified.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *Make recommendations for the opening of work to determine that it is generally in accordance with the contract documentation.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.3 | *Visit the sites of fabrication and assembly to inspect such materials or workmanship before delivery to site.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.4 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.5 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Provide the Lead Designer with the defects list. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Undertake the tasks in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Contribute to the provision of information to the Contract Administrator to assist administration of the contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Contribute to the update of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Contribute to the update of the 'As Constructed' Information. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 8.6 | Update the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority  Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Contribute to the post completion defect rectification process in accordance with GSL requirements. Identify all outstanding defects and notify the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 5 - Building Services Engineer**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend regular meetings in order to progress Design, consult and liaise with the Lead Designer in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake the required activities and take responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Co-operate at all times with the Principal Designer and provide Design Information and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, assist the Project Lead to make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Assist the Project Lead to arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Assist the Project Lead with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Participate in the Change Control Procedures and monitor Design development against the Site Information, Project Information, Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and contribute to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Consult with planning authorities, building control authorities, fire authorities, environmental health authorities and public utility authorities to assess the availability and capacity of existing mechanical and electrical services and advise the Client on any infrastructure or upgrade of such services that are deemed inadequate. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Contribute to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Review Site Information and Project Information and provide comments and attend workshops, as required, to assist the development of the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Contribute to the development of the Project Roles Table and Contractual Tree. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Provide comment to the Lead Designer to prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Contribute to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventilation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Contribute to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Review and contribute to the update of the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Contribute to the preparation of the Handover Strategy and Risk Assessments in preparation for the Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project  Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3a.1 | *Carry out a full site inspection/site survey of any existing fabric, finishings, fittings etc, and make recommendations for, any specialist investigations or surveys which may be necessary.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Prepare the building services engineering Concept Design in accordance with the Initial Project Brief and Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Consult with planning authorities, building control authorities, fire authorities, environmental health authorities and public utility authorities, undertake third party consultations and any Research and Development as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Incorporate agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the development of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the Construction Strategy and the development of the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.11 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.12 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.13 | Contribute to the preparation of the tender documentation |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.14 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.15 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 4a.1 | *Conduct any necessary negotiations with the public utility authorities relating to services connections, substations, existing services, services diversions and similar matters.* |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Consult with planning authorities, building control authorities, fire authorities, environmental health authorities and public utility authorities as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Assist with the submission of the planning application to the appropriate planning authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Prepare the building services engineering Developed Design in accordance with the Final Project Brief, Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. Contribute to the development of Project Strategies. | ✓ |  | ✓ |  |  |  |
| 5.4 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Incorporate agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.1 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.11 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.12 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.13 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.14 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.15 | Contribute to the preparation of the tender documentation | ✓ |  |  |  |  |  |
| 5.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |
| 5a.1 | *Conduct any necessary negotiations with the public utility authorities relating to services connections, substations, existing services, services diversions and similar matters.* | ✓ |  |  |  |  |  |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Assist with the submission of the Building Regulations application. |  |  | ✓ |  |  |  |
| 6.2 | Prepare the building services engineering Technical Design in accordance with the Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. |  |  | ✓ |  |  |  |
| 6.3 | Undertake third party consultations as required. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Assist the Lead Designer with preparation of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Incorporate agreed changes to the Technical Design, Site Information and Project Information in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Contribute to the review and update of the Handover Strategy and Design Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.11 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.12 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.13 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.14 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.15 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.18 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 6a.1 | *Conduct any necessary negotiations with the public utility authorities relating to services connections, substations, existing services, services diversions and similar matters.* |  |  | ✓ |  |  |  |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Review standards of construction to verify conformance with the contract documentation, Health and Safety strategies, Design Programme Information Exchanges and the Construction Programme and that all site queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Review development of the design to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all Design Queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Contribute to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Contribute to the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Review proposals for the testing, setting to operation and commissioning of all building engineering services plant and equipment etc. Witness all testing and commissioning and check that all testing and commissioning records are present and accurate and reflect the required performance. Identify to the Lead Designer incomplete and/or innaccurate information and/or testing and commissioning that evidences the required performance is not being achieved. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | In consultation with the Contracting Authority and the Project Team, contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Prepare the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 7a.1 | *Make recommendations for sample-taking and the carrying out of specialist inspection tests of materials and workmanship. Following approval of recommendations for testing, arrange for the inspections and tests to be undertaken and examine the results of such tests whether on or off site. In liaison with the Lead Designer take any necessary action to ensure that any deficiencies are rectified.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *Make recommendations for the opening of work to determine that it is generally in accordance with the contract documentation.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.3 | *Visit the sites of fabrication and assembly to inspect such materials or workmanship before delivery to site.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.4 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.5 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Confirm to the Lead Designer if the performance criteria for all elements of the building services design have been achieved and provide the Lead Designer with the defects list. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Undertake the tasks in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Contribute to the provision of information to the Contract Administrator to assist administration of the contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Contribute to the update of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Contribute to the update of the 'As Constructed' Information. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 8.6 | Update the 'As Constructed' Information. |  |  | ✓ |  |  |  |

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| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority  Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5  9.6  9.7 | Contribute to the post completion defect rectification process in accordance with GSL requirements. Identify all outstanding defects and notify the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 6 - Lead Designer**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Facilitate regular meetings in order to progress Design, consult and liaise with the Project Lead in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Identify activities to be undertaken and responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake and take responsibility for actions to be undertaken by the Lead Designer. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Monitor and expedite the activities of those undertaking Design to maintain progress in accordance with the Design Programme and the Project Programme. Review, develop and update the Design Programme for the Project Lead’s approval. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Establish rigorous design management procedures to monitor the production of Design information in order that any shortcomings and/or queries are immediately highlighted and rectified in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy, Design Programme and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the  Supplier are fully coordinated with the services provided by those suppliers and in accordance with the Schedule of Services for each, the Project Roles Table, the Design Responsibility Matrix and the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Where there is duplication between the Services provided by the Supplier under the term and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Co-operate at all times with the Principal Designer in respect of the provision of Design Information and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, assist the Project Lead to make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Assist the Project Lead to arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Assist the Project Lead with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.13 | Comply with the project management procedures, hierarchy of responsibility, the Communication Strategy and the exchange of information both informally and formally at Information Exchanges. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.14 | Participate in the Change Control Procedures and monitor and validate Design development against the Site Information, Project Information, Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.15 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  |  |  | Procurement Type | |  |  |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and lead the contribution in respect of design to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Obtain information on ownership and any leases of the site(s), Site Information including any existing buildings on the site, boundaries, any known easements, underground services, rights of way, rights of support and other relevant matters and advise the Project Team and the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Request approval for site surveys, investigations etc to develop the Site Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Lead and manage the contribution in respect of design to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Review Site Information and Project Information and provide comments and attend workshops, as required, to develop the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Lead and manage the comment in respect of design for the development of the Project Roles Table and Contractual Tree by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Agree with the Project Lead and prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Lead and manage the design contribution to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc. * Construction standards: including floor load capacities, column to column spans, insulation, fire protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventilation etc. * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Lead and manage the design contribution to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Review and contribute to the update of the Project Budget and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Lead and manage the design contribution to the preparation of the Handover Strategy, preparation of Risk Assessments in preparation for the Concept Design stage, the Sustainability Checkpoint and the development of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.12 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.13 | Monitor and review the performance of suppliers undertaking design. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Lead and manage the production of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Lead and manage the production of the Concept Design in accordance with the Initial Project Brief and Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Review Site Information, Project Information and collate and agree changes in respect of design for the Final Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Manage the incorporation and co-ordination of agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Lead and manage the contribution for design in the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Lead and manage the contribution in respect of design in the review and development of the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Lead and manage the contribution in respect of design for the Construction Strategy and the development of the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Lead and manage the contribution in respect of design in the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Lead and manage the contribution in respect of design in the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Lead and manage the contribution in respect of design for the preparation of the preliminary Cost Information, Project Strategies and Final Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.11 | Agree with the Project Lead and prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.12 | Manage the Information Exchange requirements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.13 | Manage the identification of the requirement for specialist designers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.14 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.15 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.16 | Contribute to the preparation of the tender documentation. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.17 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.18 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.19 | Monitor and review the performance of suppliers undertaking design. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Lead and manage the production of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Lead and manage the review and update of the Developed Design in accordance with the Design Programme. Contribute to the development of Project Strategies. | ✓ |  | ✓ |  |  |  |
| 5.3 | Manage the incorporation and co-ordination of agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control Procedures, Project Strategies, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ |  | ✓ |  |  |  |
| 5.4 | Lead and manage the contribution for design in the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and lead and manage the contribution for design for the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Lead and manage the contribution in respect of design in the review and update of the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Lead and manage the contribution in respect of design in the review and update of the Construction Strategy and contribute to the review and update of the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Lead and manage the contribution in respect of design in the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Lead and manage the contribution in respect of design in the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Agree with the Project Lead and prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.10 | Manage the Information Exchange requirements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.11 | Manage the identification of the requirement for specialist designers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.12 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.13 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.14 | Contribute to the preparation of the tender documentation. | ✓ |  |  |  |  |  |
| 5.15 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.16 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.17 | Lead the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.18 | Monitor and review the performance of the suppliers undertaking design. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Lead and manage the production of the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.2 | Lead and manage the review and update of the Technical Design in accordance with the Project Strategies, Design Responsibility Matrix, Information Exchange and the Design Programme. |  |  | ✓ |  |  |  |
| 6.3 | Manage the incorporation and co-ordination of agreed changes to the Technical Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. |  |  | ✓ |  |  |  |
| 6.4 | Lead and manage the contribution for design in the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and lead and manage the contribution for design for the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Lead and manage the contribution in respect of design in the review and update of the Handover Strategy and Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Lead and manage the contribution in respect of design in the review and update of the Construction Strategy and contribute to the review and update of the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Lead and manage the contribution in respect of design in the review and update the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Lead and manage the contribution in respect of design in the review and update the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Agree with the Project Lead and prepare the Information Exchange . | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Manage the Information Exchange requirements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.11 | Manage the identification of the requirement for specialist designers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.12 | Liaise with specialist sub-contractors as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.13 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.14 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.15 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.16 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.17 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.18 | Lead the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 6.19 | Monitor and review the performance of the suppliers undertaking design. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Lead and mange the review of standards of construction to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all site queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Lead and manage the review of the development of the design to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all Design Queries are resolved in accordance with the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Lead and manage the contribution in respect of design, as necessary, for the provision of information to the Contract Administrator to assist contract administration. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Lead and manage the contribution in respect of design to the review and update of the Project Programme and the Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Lead and manage the contribution in respect of design to the review and update of the Sustainability Strategy and lead the contribution in respect of design for the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Lead and manage the contribution in respect of design to the review and update of the Construction Strategy and the Health and Safety Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Lead and manage the contribution in respect of design to the implementation of the Handover Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Lead and manage the contribution in respect of design to monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design  Responsibility Matrix, Information Exchange, Technology Strategy and Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Manage and co-ordinate witnessing of the testing and commissioning. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Manage the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Liaise with specialist suppliers as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Manage the preparation of the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 7.15 | Monitor and review the performance of the suppliers undertaking design. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.1 | *Make recommendations for sample-taking and the carrying out of specialist inspection tests of materials and workmanship. Following approval of recommendations for testing, arrange for the inspections and tests to be undertaken and examine the results of such tests whether on or off site. In liaison with the Lead Designer take any necessary action to ensure that any deficiencies are rectified.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *Make recommendations for the opening of work to determine that it is generally in accordance with the contract documentation.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.3 | *Visit the sites of fabrication and assembly to inspect such materials or workmanship before delivery to site.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.4 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.5 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Provide the Contract Administrator and Project Lead with the aggregated defects list. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Manage the tasks in respect of the design in accordance with the Handover Strategy and lead the contribution in respect of design for the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Manage the provision of information from the designers to the Contract Administrator to assist administration of the contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Manage the update from the designers of the Project Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Manage the update from the designers of the 'As Constructed' Information. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 8.6 | Manage the update the 'As Constructed' Information. |  |  | ✓ |  |  |  |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Manage the tasks in respect of design listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Manage the contribution in respect of design to the Post Occupancy Evaluation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Manage the contribution in respect of design to the update of 'As Constructed' information in accordance with Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Manage the contribution in respect of design to the update of Project Information in response to ongoing Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Manage the contribution in respect of design to the post completion defect rectification process in accordance with GSL. requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Manage the contribution in respect of design to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Manage the contribution in respect of design to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 7 - Client Adviser**

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| Ref | Scope of Services |  |  | Procurement Type | | | |
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| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend meetings with the Client, Project Lead, other suppliers and Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management. Provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Participate in the Change Control Procedure and monitor Design and Cost Information development against the Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Review and comment on the Business Case, other core project requirements and the Strategic Brief and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Provide recommendations to the the Contracting Authority for the assembly of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Review and comment on the findings from post project evaluations and the Sustainability Checkpoint that are being used to inform the approach to the Strategic Definition for the Project and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Review and comment on the Project Brief, the Initial Project Budget and the Project Programme and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.5 | Review and comment on the Project Execution Plan and provide recommedations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Review the development of the Initial Project Brief including Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and other parameters or constraints. Provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Provide recommendations to the Contracting Authority for the assembly of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Review and comment on the Site Information, Project Information and the initial Project Brief and provide recommendation to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Review and comment on the procurement route and standard form of Building Contract and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Review and comment on the Project Roles Table and Contractiual Tree and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Review and comment on the Design Responsibility Matrix, information Exchange and Technology Strategy and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Review and comment on the options appraisal and provide recommendation to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Review and comment on the Feasibility Study and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Review and comment on the Project Budget and Project Programme and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Review and comment on the Handover Strategy, the Sustainability Check Point and the Project Execution Plan and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Provide comment to the Contracting Authoity on the performance of the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.12 | Review proposals for the selection of one or more specialists, to provide input into option appraisals and/or the Feasibility Study and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Review and comment on the preparation and progress of the Concept Design, Site Information, Project Information, preliminary Cost Information and Project Strategies and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Review and comment on the Final Project Brief and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Review and comment on the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Review and comment on the Handover Strategy and Risk Assessments and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Review and comment on the Construction Strategy and the Health and Safety Strategy and provide recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Review and comment on the Project Execution Plan and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Review and comment on the Project Programme and the Project Budget and provide recoomendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Comment on and review the Information Exchange, preliminary Cost Information, Project Strategies and Final Project Brief and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Review and comment on the performance of the Project Team and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Review proposals for the selection of one or more specialists, to provide input into the Concept Design and provide recommendation to the Contracting Authority in consultation with the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.11 | Review, comment and provide recommendations to the Contracting Authority on the selection methodology for the list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.12 | Review, comment and provide recommendations to the Contracting Authority on the preparation of the tender documentation including the Employer's Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.13 | Review, comment and provide recommendations in respect of the assessment of tenders and the tender report. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.14 | Review, comment and provide recommendations to the Contracting Authority in respect of the contract documentation (for pre-construction activities). |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Review and comment on the preparation and progress of the Developed Design, Site Information, Project Information, Cost Information and Project Strategies and provide updates and recommendations to the Contracting Authority. | ✓ |  | ✓ |  |  |  |
| 5.2 | Review and comment on the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Review and comment on the Handover Strategy and Risk Assessments and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Review and comment on the Construction Strategy and the Health and Safety Strategy and provide recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Review and comment on the Project Execution Plan and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Review and comment on the Project Programme and the Project Budget and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Review and comment on the Information Exchange and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Review and comment on the performance of the Project Team and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.10 | Review proposals for the selection of one or more specialists, to provide input into the Developed Design and make recommendation to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.11 | Review, comment and provide recommendations to the Contracting Authority on the selection methodology for the list of tenderers. | ✓ |  |  |  |  |  |
| 5.12 | Review, comment and provide recommendations to the Contracting Authority on the preparation of the tender documentation including the Employer's Requirements. | ✓ |  |  |  |  |  |
| 5.14 | Review, comment and provide recommendations in respect of the assessment of tenders and the tender report. | ✓ |  |  |  |  |  |
| 5.15 | Review, comment and provide recommendations to the Contracting Authority in respect of the contract documentation (for pre-construction activities). | ✓ |  |  |  |  |  |
| 5.16 | Review, comment and provide recommendations to the Contracting Authority arising from the assessment of the submission from the selected tenderer of designs and specifications, pricing information and cashflows, health and safety information, programmes and method statements etc (for pre-construction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Review and comment on the preparation and progress of the Technical Design, Site Information, Project Information and Cost Information and provide updates and recommendations to the Contracting Authority. |  |  | ✓ |  |  |  |
| 6.2 | Review and comment on the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Review and comment on the Handover Strategy and Risk Assessments and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Review and comment on the Construction Strategy and the Health and Safety Strategy and provide recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Review and comment on the Project Execution Plan and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Review and comment on the Project Programme and the Project Budget and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Review and comment on the Information Exchange and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Review and comment on the performance of the Project Team and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Review proposals for the selection of one or more specialists, to provide input into the Technical Design and provide recommendations to the Contracting Authority in consultation with the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Review, comment and provide recommendations to the Contracting Authority on the selection methodology for the list of tenderers. |  |  | ✓ |  |  |  |
| 6.11 | Review, comment and provide recommendations to the Contracting Authority on the preparation of the tender documentation including the Employer's Requirements. |  |  | ✓ |  |  |  |
| 6.12 | Review, comment and provide recommendations in respect of the assessment of tenders and the tender report. |  |  | ✓ |  |  |  |
| 6.13 | Review, comment and provide recommendations to the Contracting Authority in respect of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.14 | Review, comment and provide recommendations to the Contracting Authority arising from the assessment of the submission from the selected tenderer of designs and specifications, pricing information and cashflows, health and safety information, programmes and method statements etc to ensure alignment with the contract documentation (for pre-construction activities). | ✓ | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Review construction conformance with the contract documentation and Construction Programme and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Review design development, health and safety performance, cash-flow and progress of the project and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Review and comment on the Sustainability Strategy and the Sustainability Checkpoint and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Review and comment on the Handover Strategy and Risk Assessments and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Review and comment on the Construction Strategy and the Health and Safety Strategy and provide recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Review and comment on the Project Programme and the Project Budget and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Review and comment on the Information Exchange and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Review and comment and monitor preparation and progress of the Project Information and the As Constucted Information and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Review and comment and monitor preparation and progress of the implementation of the Handover Strategy and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Review and comment on the planned maintenance programme and the recommendation on the procurement of the planned maintenance and make recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Review and comment on the performance of the Project Team and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Review proposals for the selection of one or more specialists, to provide input into the Design during Construction and provide recommendations to the Contracting Authority in consultation with the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Review, comment and provide recommendations to the Contracting Authority arising from the assessment of the submission from the selected tenderer of designs and specifications, pricing information and cashflows, health and safety information, programmes and method statements etc to ensure alignment with the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.14 | Review and comment on the progress of the preparation of the 'As Constructed' Information and provide updates and recommendationsto the Contracting Authority. |  |  | ✓ |  |  |  |
| 7a.1 | *Review and comment on activities in connection with the adjudication of disputes between the*  *Contracting Authority and the Contractor and provide recommendations to the Contracting Authority.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make and provide recommendations to the Contracting Authority.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Review, comment and provide updates and recommendations to the Contracting Authority in respect of the handover of the building in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Review and comment on the defects list and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Review and comment on the progress of completion of tasks in accordance with the Handover Strategy and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Review and comment on the progress of completion of the update of the Project Information and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Review and comment on the progress of completion of the update of the 'As Constructed' Information and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Review and comment on the completion of the tasks in the Handover Strategy and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Review and comment on the Post Occupancy Evaluation and provide recommendations to the Contracting  Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Review and comment on the update of 'As Constructed' information in accordance with Contracting  Authority feedback and provide updates and recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Review and comment on the update of the Project information in accordance with Contracting Authority feedback and provide updates and recommendations to the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Review and comment on the post completion defect rectification process in accordance with GSL requirements and provide updates and recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Review and comment on the post completion monitoring process in accordance with GSL requirements and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Review and comment on the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects and provide recommendations to the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 8 - Principal Designer**

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| Ref | Scope of Services |  |  | Procurement Type | | | |
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| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority as defined in Regulation 11 and Regulation 12 of the CDM Regulations 2015. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | In consultation with the Project Lead, the Lead Designer and the Contracting Authority, prepare a programme for the 'pre-construction' phase to ensure all health and safety aspects arising from the project are effectively managed. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Manage the pre-construction process to ensure that all design, technical, organisational and programming aspects take into account the general principles of the prevention of health and safety risks and that this is reflected in the content of Health and Safety Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Monitor the pre-construction phase to ensure that, so far as is reasonably practicable, the project will be implemented and delivered without risks to health or safety. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Ensure that all suppliers cooperate with the Supplier, Contracting Authority and each other in respect of matters impacting health and safety. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Advise on health and safety considerations affecting or affected by procurement methods, approaches to design, construction, maintenance and operation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Ensure, as far as reasonably practicable, that the Project Team and the Contracting Authority and any other suppliers comply with their statutory duties under health and safety legislation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Ensure the Project Team work to reduce risks, coordinate information, and generate solutions for construction, maintenance and operation that are as risk free as possible. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Organise and ensure circulation of all pre-existing information (including Site Information and Project Information) for the Project to the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Ensure that coherent health and safety information is handed over to the Principal Contractor. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.13 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.14 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.15 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.16 | Participate in the Change Control Procedure and monitor Design development to assess the impact on health and safety in design, construction, maintenance and operation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.17 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide comments to the Project Lead and attend workshops to discuss the Business Case and to develop the Strategic Brief for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Review findings from post project evaluations from relevant projects and contribute to the Sustainability Checkpoint to inform the approach to the Strategic Definition for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.3 | Provide contributions to the Project Lead to establish the Project Brief, the Initial Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.4 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Liaise with the Project Team and the Contracting Authority to obtain copies of all available Site information including maps, plans, surveys, reports or other documentation relating to the project and any adjacent areas. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Receive the existing health and safety file and Site Information, where available, from the Contracting Authority and advise upon its adequacy for the project. Update the existing health and safety file for use in connection with the Project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Lead and manage the contribution in respect of health and safety considerations to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives, Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other parameters, risks and/or constraints. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Review Site Information and Project Information and provide comments and attend workshops, as required, to develop the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Provide comment for the development of the Project Roles Table and Contractual Tree. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Provide comment to the Project Lead and Lead Designer to prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Lead and manage the health and safety implications contribution to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address: - Built Form: including building size, shape, orientation, sub-division, shading, weather and noise protection etc.   * Construction standards: including floor load capacities, column to column spans, insulation, fire   protection, glazing ratios, thermal and noise insulation, thermal capacity, natural and artificial illumination, ventilation etc.   * Structural and hard surfacing materials, foundations, temporary structures etc: * Engineering Services and components: including heating, hot water, cooling, ventilation, lighting, communications, lifting or transportation equipment and public health systems etc.; their operational relationships, methods of control and means of energy supply, distribution and recovery etc. * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.8 | Lead and manage the health and safety implcations contribution to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.9 | Review and contribute to the update the Project Programme. Lead and manage the update of the health and safety information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.10 | Contribute to the preparation of the Handover Strategy and undertake the review of Risk Assessments in preparation for the Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.11 | Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.12 | Prepare a health and safety file for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Ensure that all persons working in relation to the pre-construction phase cooperate with the Contracting Authority, the Supplier and each other. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Incorporate the agreed changes to the Concept Design, Site Information and Project Information into the update of the health and safety information in accordance with the Change Control Procedure and the Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Contribute to the development of the Handover Strategy and review and comment on Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the Construction Strategy and lead and manage the update and development of the Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the review and update of the Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.8 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.9 | Ensure all designers comply with their duties in Regulation 9 of the CDM Regulations 2015.. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.10 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.11 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.12 | Contribute to the preparation of the tender documentation |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.13 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the health and safety proposals in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.14 | Assist in the agreement and the finalisation of the detailed content of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Ensure that all design, technical, organisational and programming aspects take into account the general principles of prevention of health and safety risks and, where relevant, the content of any construction phase plan shall adopt these general principles. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Incorporate the agreed changes to the Developed Design, Site Information and Project Information into the update of the health and safety information in accordance with the Change Control Procedure, the Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Contribute to the review and update of the Construction Strategy and lead the review and update of the  Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.6 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.7 | Contribute to the review and update of the Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.8 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.9 | Ensure all designers comply with their duties in Regulation 9 of the CDM Regulations 2015. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.10 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.11 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.12 | Contribute to the preparation of the tender documentation | ✓ |  |  |  |  |  |
| 5.13 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the health and safety proposals in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.14 | Assist in the agreement of the detailed content and finalisation of the contract documentation (for preconstruction activities) | ✓ |  |  |  |  |  |
| 5.15 | Lead the assessment of the health and safety impact of submissions from the selected tenderer of designs and specifications, and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Ensure that all design, technical, organisational and programming aspects take into account the general principles of prevention of health and safety risks and, where relevant, the content of any construction phase plan shall adopt these general principles. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.2 | Incorporate the agreed changes to the Technical Design, Site Information and Project Information into the update of the health and safety information in accordance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Contribute to the review and update of the Construction Strategy and lead the review and update of the  Health and Safety Strategy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.6 | Contribute to the review and update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.7 | Contribute to the review and update of the Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.8 | Comply with the Information Exchange requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Ensure all designers comply with their duties in Regulation 9 of the CDM Regulations 2015.. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.11 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.12 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.13 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the health and safety proposals in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.14 | Assist in the agreement of the detailed content and finalisation of the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.15 | Lead the assessment of the health and safety impact of submissions from the selected tenderer of designs and specifications, and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |

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|  |  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |  |
| 7.1 | Liaise with and share with the Principal Contractor information relevant to the planning, management and monitoring of the construction phase and the coordination of health and safety matters during the construction phase. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Assist the Principal Contractor to prepare the construction phase plan by providing the Principal Contractor with all information the Principal Designer holds that is relevant to the construction phase plan including— (a) pre-construction information obtained from the Contracting Authority; (b) any information obtained from designers under regulation 9(3)(b). |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Contribute to the review and update of the Project Programme and the Project Budget. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Contribute to the review and update of the Construction Strategy and lead the review and update of the  Health and Safety Strategy |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Constructio | n | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Contribute to the implementation of the Handover Strategy |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.10 | Comply with the Information Exchange requirements. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.11 | Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.12 | Lead the assessment of the health and safety impact of submissions from the selected tenderer of designs and specifications, and the further review and evaluation of responses to any clarifications from the tenderer. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.13 | Contribute to the preparation of the 'As Constructed' Information. |  |  |  | ✓ |  |  |  |
| 7a.1 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |  |
| 8.1 | Assist the Principal Contractor in finalising the construction phase plan by providing to the Principal Contractor all information the Principal Designer holds that is relevant to the construction phase plan including—  (a) pre-construction information obtained from the Contracting Authority; (b) any information obtained under regulation 9(3)(b). |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Undertake the tasks in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Contribute to the provision of information to the Contract Administrator to assist administration of the contract. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Contribute to the update of the Project Information. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Contribute to the update of the 'As Constructed' Information. |  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
|  |  | Procurement Type | | | | | | |
| 9.0 | RIBA Stage 7 - In-Use |  | |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3  9.4  9.5  9.6  9.7 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority Feedback | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the post completion defect rectification process in accordance with GSL requirements. | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ |

Note: The services set out above are designed to comply with the Principal Designer duties as set out in the Construction (Design & Management) Regulations 2015 and do not cover the same range or scope of activieis described under the obsolete role of CDM Coodinator

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| **Schedule of Services (By Procurement Type)**  **Project Management & Full Design Team Services Procurement - RM3741**  **Core Service Discipline 9 - Contract Administrator** | |  |  |  | | | |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Establish and maintain contract administration procedures, hierarchy of responsibility and the Communication Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Co-operate at all times with the Principal Designer in respect of the provision of information and Risk Asssessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Participate in the Change Control Procedures and monitor Design and Cost Information development against the Project Budget, Design Programme and Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.1 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | *Not Applicable* |  |  |  |  |  |  |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | *Not Applicable* |  |  |  |  |  |  |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Lead the agreement of the detailed content and finalise the contract documentation (for pre-construction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Lead the agreement of the detailed content and finalise the contract documentation (for pre-construction activities). | ✓ |  |  |  |  |  |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Lead the agreement of the detailed content and finalise the contract documentation (for pre-construction activities). |  |  | ✓ |  |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Administer the contract in accordance with the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Manage the Change Control Procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Visit the site as appropriate to inspect the progress of the project and the quality of materials, goods, equipment and workmanship in consultation with the Project Team to ascertain compliance with the contract documentation, Design Programme, Construction Programme and Project Budget. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Monitor and record the activities, labour levels, productivity, plant and equipment deployed and use thereof by the Contractor and its supply chain and the effect of any matters that are, or maybe, affecting the foregoing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Monitor the submission and approval of designs, specifications testing and commissioning by the Contractor and its supply chain. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Co-ordinate, arrange and chair meetings on site, as may be necessary, with the Project Team to establish progress of the project and compliance of the project with the contract documentation and all relevant Programmes and Budgets. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.7 | Provide monthly progress reports to the Contracting Authority in respect of the above and provide early warning of any decisions by the Contracting Authority which may be required in the following eight weeks. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.8 | Provide opinion, instructions and certifications for the proper execution of the Project in accordance with the contract documentation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.9 | Check, agree and approve as appropriate the expenditure of provisional sums and the Contractor’s applications for interim payment. |  |  |  |  |  |  |
| 7a.1 | *In collaboration with the other suppliers, assess any compensation events/ financial claims/ applications for extension of the completion date and the effects on the programme of any proposed variations, and monitor the cost and programme effects of any variations for which instructions are issued to the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.3 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | At Practical Completion, co-ordinate handover and see that all appropriate commissioning inspections and tests are complete and contribute to the Sustainability Checkpoint. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Organise, attend the site and record all matters relating to handover of the project, and each and any section and part thereof, in accordance with the Handover Strategy, in accordance with the Building Contract including:-   * Arranging and co-ordinating pre-handover inspections by other suppliers and carrying out handover inspections and reporting to the parties to the building contract in writing as to defects requiring rectification before handover; * Carrying out further handover inspections as required and certifying to the Contracting Authority in writing as soon as the project, and/or each and any section and part thereof, has reached completion and is ready for handover. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Advise on the resolution of defects. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.4 | Oversee the compilation of handover documentation in accordance with the Handover Strategy including ‘As Constructed’ Information. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.5 | Issue the final statement, or equivalent, on conclusion of the agreement of the final account, or equivalent, and the rectification of all defects in accordance with the the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.6 | Conclude administration of the Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority  Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Contribute to the post completion defect rectification process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Contribute to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 10 - BIM Information Manager**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend regular meetings in respect of Design, consult and liaise with the Lead Designer in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme.  Identify activities to be undertaken and responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake and take responsibility for actions to be undertaken by the BIM Information Manager. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Monitor that Design is in accordance with the Technology Strategy. Review, develop and update the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Establish rigorous procedures to monitor the production of Design information is in accordance with the Technology Strategy in order that any shortcomings and/or queries are immediately highlighted and rectified in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy, Design Programme and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Establish a Common Data Environment including processes and procedures to enable reliable information exchange between Project Team Members, the Contracting Authority and other parties. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Manage Common Data Environment processes and procedures, validate compliance with them and advise on non-compliance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Establish, agree and implement the information structure and maintenance standards for the Information Model. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Receive information into the Information Model in compliance with agreed processes and procedures. Validate compliance with information requirements and advise on non-compliance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Maintain the Information Model to meet integrity and security standards in compliance with the employer’s information requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Initiate, agree and implement the Project Information Plan and Asset Information Plan covering:   * information structure across roles e.g. software platforms (all levels of supply chain) appropriate to meet the Employer requirements and Project Team resources * responsibility for provision of information at each Stage * level of detail of information required for specific Project Outputs e.g. planning, rocurement, FM procurement * the process for incorporating As Constructed, testing, validation and commissioning information toenable integration of information within the Project Team and co-ordination of information by the Lead   Designer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Agree the formats for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Support the implementation of the Project BIM protocol and the Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.13 | Assist the Project Team Members to establish Information Exchange processes, including the definition and agreement of procedures for convening, chairing, attendance and responsibility for recording “Information Exchange process meetings" | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.14 | Establish and implement record keeping, archiving and audit trail for the Information Model | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.15 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the  Supplier are fully coordinated with the services provided by those suppliers and in accordance with the Schedule of Services for each, the Project Roles Table, the Design Responsibility Matrix and the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.16 | Where there is duplication between the Services provided by the Supplier under the term and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.17 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.18 | Co-operate at all times with the Principal Designer in respect of the provision of Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.19 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.20 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.21 | Comply with the project management procedures, hierarchy of responsibility, the Communication Strategy and the exchange of information both informally and formally at Information Exchanges. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 1.22 | Participate in the Change Control Procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.23 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| *1a.1* | *Host the Common Data Environment* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Review findings from post project evaluations from relevant projects to inform the approach to the Strategic Definition for the project. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.2 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Contribute to the agreement of the procurement route and the standard form of Building Contract. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Contribute to the development of the Project Roles Table and Contractual Tree by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Continue to support the implementation of the Project BIM protocol and the update of the Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.6 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.7 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Contribute to the review and update of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.3 | Continue to support the implementation of the Project BIM protocol. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the preparation of the tender documentation |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.8 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.9 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.10 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Contribute to the review and update of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Continue to support the implementation of the Project BIM protocol. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.5 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.6 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.7 | Contribute to the preparation of the tender documentation. | ✓ |  |  |  |  |  |
| 5.8 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.9 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.10 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.11 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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| --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.2 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Continue to support the implementation of the Project BIM protocol. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.5 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.6 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.7 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.8 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.9 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.10 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 6.11 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Contribute to the review and update of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Continue to support the implementation of the Project BIM protocol. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.5 | Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to recommendations for the procurement of the planned maintenance. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.6 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.1 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Continue to support the implementation of the Project BIM protocol. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of As Constructed information in accordance with Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Contribute to the post completion defect rectification process in accordance with GSL. requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Manage the contribution in respect of design to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**Schedule of Services (By Procurement Type)**

**Project Management & Full Design Team Services Procurement - RM3741**

**Core Service Discipline 11 - BIM Co-Ordinator**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Ref | Scope of Services |  |  | Procurement Type | | | |
|  |  |  |  |  |  |
| 1.0 | General Services |  |  |  |  |  |  |
| 1.1 | Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.2 | Attend regular meetings in respect of Design, consult and liaise with the Lead Designer in the preparation of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme.  Identify activities to be undertaken and responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake and take responsibility for actions to be undertaken by the BIM Co-ordinator. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.3 | Develop, implement and maintain the BIM Protocol for the project and establish and implement robust quality control and collaboration procedures to ensure that all models and datasets are accurate and that the level of information is fit for purpose.. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.4 | Establish rigorous procedures to monitor the production of Design information is in accordance with the BIM Protocol in order that any shortcomings and/or queries are immediately highlighted and rectified in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy, Design Programme and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.5 | Ensure that all stakeholders understand the BIM process and their role within it including BIM development, standards, data requirements etc. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.6 | Identify, document and resolve clashes using clash detection software. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.7 | Co-ordinate the data modelling and management process including liason with all Project Team Members and the Contracting Authority. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8 | Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the  Supplier are fully coordinated with the services provided by those suppliers and in accordance with the Schedule of Services for each, the Project Roles Table, the Design Responsibility Matrix and the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.9 | Where there is duplication between the Services provided by the Supplier under the term and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.10 | Participate in the operation of an Early Warning System. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.11 | Co-operate at all times with the Principal Designer in respect of the provision of Risk Assessments. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.12 | Attend meetings with the Contracting Authority, Project Lead, other suppliers and the Contractor as necessary. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.13 | Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management.  Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.14 | Comply with the project management procedures, hierarchy of responsibility, the Communication Strategy and the exchange of information both informally and formally at Information Exchanges. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.15 | Participate in the Change Control Procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.16 | Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 2.0 | RIBA Stage 0 - Strategic Definition |  |  |  |  |  |  |
| 2.1 | Provide contributions to the Project Lead to draft the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 3.0 | RIBA Stage 1 - Preparation & Brief |  |  |  |  |  |  |
| 3.1 | Contribute to the development of the Project Roles Table and Contractual Tree by the Project Lead. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.2 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.3 | Review and update the Project BIM Protocol and Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3.5 | Monitor and review conformance of Project Outputs with the BIM Protocol and the qualiy control and collaboration procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.0 | RIBA Stage 2 - Concept Design |  |  |  |  |  |  |
| 4.1 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.2 | Review and update the Project BIM Protocol and Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.4 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4.5 | Contribute to the selection of a list of tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.6 | Contribute to the preparation of the Employer’s Requirements. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.7 | Contribute to the preparation of the tender documentation |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.8 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.9 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). |  | ✓ |  | ✓ | ✓ | ✓ |
| 4.10 | Monitor and review conformance of Project Outputs with the BIM Protocol and the qualiy control and collaboration procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.0 | RIBA Stage 3 - Developed Design |  |  |  |  |  |  |
| 5.1 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.2 | Review and update the Project BIM Protocol and Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.3 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5.4 | Contribute to the selection of a list of tenderers. | ✓ |  |  |  |  |  |
| 5.5 | Contribute to the preparation of the Employer’s Requirements. | ✓ |  |  |  |  |  |
| 5.6 | Contribute to the preparation of the tender documentation. | ✓ |  |  |  |  |  |
| 5.7 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. | ✓ |  |  |  |  |  |
| 5.8 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ |  |  |  |  |  |
| 5.9 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |  | ✓ |  | ✓ | ✓ | ✓ |
| 5.10 | Monitor and review conformance of Project Outputs with the BIM Protocol and the qualiy control and collaboration procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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|  |  | Procurement Type | | | | | |
| 6.0 | RIBA Stage 4 - Technical Design |  |  |  |  |  |  |
| 6.1 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.2 | Review and update the Project BIM Protocol and Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.3 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.4 | Contribute to the selection of a list of tenderers. |  |  | ✓ |  |  |  |
| 6.5 | Contribute to the preparation of the Employer’s Requirements. |  |  | ✓ |  |  |  |
| 6.6 | Contribute to the preparation of the tender documentation |  |  | ✓ |  |  |  |
| 6.7 | Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include leading the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |  |  | ✓ |  |  |  |
| 6.8 | Assist in the agreement of the detailed content and the finalisation of the contract documentation (for preconstruction activities). | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6.9 | Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. | ✓ | ✓ |  | ✓ | ✓ | ✓ |
| 6.10 | Monitor and review conformance of Project Outputs with the BIM Protocol and the qualiy control and collaboration procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.0 | RIBA Stage 5 - Construction |  |  |  |  |  |  |
| 7.1 | Contribute to the preparation of the Design Responsibility Matrix, Information Exchange and Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.2 | Review and update the Project BIM Protocol and Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.3 | Review and contribute to the update of the Project Execution Plan. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7.4 | Monitor and review conformance of Project Outputs with the BIM Protocol and the qualiy control and collaboration procedures. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.1 | *Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7a.2 | *In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations.* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.0 | RIBA Stage 6 - Handover & Close-Out |  |  |  |  |  |  |
| 8.1 | Assist Project Team Members to assemble information for Project Outputs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.2 | Continue to support the implementation of the Project BIM protocol and update the Appendices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8.3 | Monitor and review conformance of Project Outputs with the Technology Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.0 | RIBA Stage 7 - In-Use |  |  |  |  |  |  |
| 9.1 | Undertake the tasks listed in the Handover Strategy. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.2 | Contribute to the Post Occupancy Evaluation. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.3 | Contribute to the update of 'As Constructed' information in accordance with Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.4 | Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.5 | Contribute to the post completion defect rectification process in accordance with GSL. requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.6 | Manage the contribution in respect of design to the post completion monitoring process in accordance with GSL requirements. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9.7 | Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

### APPENDIX B – Non-Core Scope of Service

**BDP ECMWF Bid - Commercial**

**Landscape Architect Services.**

**1.00 GENERAL**

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| Provide the Services for all Workplan stages unless instructed otherwise by the Contracting Authority. |
| Attend regular meetings in order to progress Design, consult and liaise with the Lead Designer in the preparation and development of the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. Undertake the required activities and take responsibility for the activities in accordance with the Project Roles Table, Design Responsibility Matrix, Technology Strategy and Design Programme. |
| Consult and liaise with other suppliers on the Project Team to ensure that the Services provided by the Supplier are fully coordinated with the services provided by those suppliers. |
| Where there is duplication between the Services provided by the Supplier and the services of another supplier(s), the Supplier shall assist the Project Lead to resolve the service duplication by agreement with the supplier(s) concerned. The Supplier shall implement the actions the Project Lead confirms in writing. |
| Participate in the operation of an Early Warning System. |
| Co-operate at all times with the Principal Designer and provide Design Information and Risk Assessments. |
| Attend meetings with the Contracting Authority, Project Lead, Lead Designer, other suppliers and the Contractor as necessary. |
| Attend and contribute to workshops and exercises with other suppliers to carry out value engineering, value management, environmental performance improvement initiatives and risk management. Contribute to recommendations for Contracting Authority approval based on the results of these exercises to deliver the best overall value for money. |
| In conjunction with the other suppliers and subject to the specific duties pursuant to each respective Call Off Agreement and/or Building Contract, assist the Project Lead to make all necessary arrangements with planning, local and other statutory bodies to enable the Project to proceed to completion and handover. Assist the Project Lead to arrange for, co-ordinate and pursue all necessary applications required in connection with relevant statutory or regulatory bodies, highway authorities and (if applicable) river and waterway authorities. |
| Assist the Project Lead with the submission of documentation to landlords and/or funding bodies and/or any third parties who have an interest in the project. |
| Participate in the Change Control Procedures and monitor Design development against the Site Information, Project Information, Project Budget, Design Programme and Project Programme. |
| Work closely with the Contracting Authority, other suppliers and all stakeholders to foster a partnering culture. The culture will embody the principles of mutual trust and co-operation with an overall aim of delivering a successful project to the Project Brief, Project Budget and the Project Programme. |

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**2.00 DESIGN SERVICES**

2.01 Prepare the general arrangement layout and specification of the landscape and external works between the site boundary and the back of building line, including footpaths, access roads, car parking, servicing, hard and soft landscaping, boundary treatments and external sports facilities.

2.02 Tliaise with the Consultant team prior to providing surface levels and spot heights of hard paved areas to assist the design of drainage layout.

2.03 Advise on the location, orientation and type of access cover or grating to ensure they are coordinated with the landscape design. Independent Highways engineers will be responsible for the detailed design and specification of the highway elements including access roads, car parks and service areas other than to advise on suitable materials and products, (street furniture, lighting, signage etc).

2.04 Provide spot heights and general falls across the hard and soft external surfaces for cut and fill calculations or engineering services associated with retaining walls or other engineered structures.

2.05 Develop a palette of street furniture, signage and lighting etc suitable for the external campus areas.

2.07 Provide all necessary information required for planning approvals and statutory requirements. The Consultant will not provide services associated with the preparation of an Environmental Impact Assessment.

**3.00 Preparation & Brief (RIBA 2013 Stage 1)**

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| 3.01  3.02  3.03  3.04  3.05  3.06  3.07  3.08 3.09 3.10  3.11  3.12 | Discuss the Project with the appropriate planning authority. |
| Contribute to the development of the Initial Project Brief. The Initial Project Brief shall include Project Objectives, Quality Objectives,  Project Outcomes, environmental performance/Sustainability Aspirations, Project Budget and Project Programme and all other |
| Review Site Information and Project Information and provide comments and attend workshops, as required, to assist the development of the Initial Project Brief. |
| Contribute to the agreement of the procurement route and the standard form of Building Contract. |
| Contribute to the development of the Project Roles Table and Contractual Tree. |
| Provide comment to the Lead Designer to prepare the Design Responsibility Matrix, Information Exchange and Technology Strategy for the Initial Project Brief. |
| Contribute to the preparation of option appraisals that meet the Initial Project Brief. Options produced by the Project Team should collectively address:   * Foul and surface water drainage, attenuation and rainwater harvesting * External paving and surfacing, roads, car parks and footpaths |
| Contribute to the preparation of the Feasibility Study for the Contracting Authority preferred option(s) |
| Review and contribute to the update of the Project Budget and Project Programme. |
| Contribute to the preparation of the Handover Strategy, prepare Risk Assessments in preparation for the Concept Design stage and contribute to the Sustainability Checkpoint and the development of the Project Execution Plan. |
| Assist in the selection one or more specialists, where appropriate and legally compliant, to provide input into option appraisals and/or the Feasibility Study in consultation with the Contracting Authority and the Project Team. |
| Carry out a full site inspection/site survey of any existing fabric, finishings, fittings etc, and make recommendations for, any specialist investigations or surveys which may be necessary. |

**4.00 Concept Design (RIBA Stage 2)**

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| Liaise with planning authorities as required. |
| Prepare the landscape architectural Concept Design in accordance with the Initial Project Brief and Design Responsibility Matrix, Information Exchanges and the Design Programme. Contribute to the development of Project Strategies. |
| Undertake third party consultations and any Research and Development as required. |
| Assist the Lead Designer with preparation of the Design Programme. |
| Incorporate agreed changes to the Concept Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. |
| Contribute to the development of the Sustainability Strategy, the Maintenance and Operational Strategy and the Sustainability Checkpoint. |
| Contribute to the development of the Handover Strategy and review and update Risk Assessments. |
| Contribute to the Construction Strategy and the development of the Health and Safety Strategy |
| Contribute to the review and update of the Project Execution Plan. |
| Contribute to the review and update of the Project Programme and the Project Budget. |
| Comply with the Information Exchange requirements. |

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| 4.12  4.13  4.14  4.15 | Contribute to the selection of a list of tenderers. |
| Contribute to the preparation of the Employer’s Requirements. |
| Contribute to the preparation of the tender documentation |
| Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements |
| set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |

**5.00 Developed Design (RIBA Stage 3)**

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| Submit planning application to the appropriate planning authority. |
| Prepare the landscape architectural Developed Design in accordance with the Final Project Brief, Project Strategies, Design  Responsibility Matrix, Information Exchange and the Design Programme. Contribute to the development of Project Strategies. |
| Undertake third party consultations as required. |
| Assist the Lead Designer with preparation of the Design Programme. |
| Incorporate agreed changes to the Developed Design, Site Information and Project Information in compliance with the Change Control Procedures, Design Responsibility Matrix, Information Exchanges and the Design Programme. |
| Contribute to the review and update of the Sustainability Strategy and the Maintenance and Operational Strategy and contribute to the Sustainability Checkpoint. |
| Contribute to the review and update of the Handover Strategy and review and update Risk Assessments. |
| Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy |
| Contribute to the review and update of the Project Execution Plan. |
| Contribute to the review and update of the Design Programme, Project Programme and the Project Budget. |
| Comply with the Information Exchange requirements. |
| Contribute to the selection of a list of tenderers. |
| Contribute to the preparation of the Employer’s Requirements. |
| Contribute to the preparation of the tender documentation |
| Contribute to the assessment of tenders and the preparation of the tender report. The assessment should include the review and evaluation of the alignment of the design and specification in each of the Contractor's Proposals with the Employer's Requirements set out in the tender documentation and the further review and evaluation of responses to any clarifications from the tenderers. |
| Assist in the agreement of the detailed content and the finalisation of the contract documentation (for pre-construction activities). |
| Contribute to the assessment of the submission from the selected tenderer of designs and specifications, to ensure alignment with the contract documentation (for pre-construction activities) and the further review and evaluation of responses to any Design Queries, clarifications etc from the tenderer. |

**6.00 Technical Design (RIBA Stage 4)**

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| 6.01  6.02 | Assist the Lead Designer with preparation of the Design Programme. |
| Review and comment on the Technical Design, Site Information and Project Information prepared by the Design and Build Contractor in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. |

**7.00 Construction (RIBA Stage 5)**

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| Review standards of construction to verify conformance with the contract documentation, Health and Safety strategies, Design Programme and Construction Programme and that all site queries are resolved in accordance with the foregoing. |
| Review development of the design to verify conformance with the contract documentation, Health and Safety strategies, Design Programme, Information Exchanges and the Construction Programme and that all Design Queries are resolved in accordance with the foregoing. |
| Contribute, as necessary, to the provision of information to the Contract Administrator to assist contract administration. |
| Contribute to the review and update of the Project Programme and the Project Budget. |
| Contribute to the review and update of the Sustainability Strategy and contribute to the Sustainability Checkpoint. |
| Contribute to the review and update of the Construction Strategy and the Health and Safety Strategy. |
| Monitor the compilation of the 'As Constructed' Information is provided in accordance with the Construction Programme. |
| Contribute to the implementation of the Handover Strategy |

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| 7.09  7.10  7.11  7.12  7.13 7.14 7.15 7.16 7.17 7.18  7.19 | Monitor and verify that agreed changes to the Design during Construction are implemented in compliance with the Change Control Procedure, Design Responsibility Matrix, Information Exchanges and the Design Programme. |
| Comply with the Information Exchange requirements. |
| Liaise with specialist suppliers as necessary. |
| Review proposals for the testing, setting to operation and commissioning of all building fabric, walls, partitions, doors, equipment and fittings etc. Witness all testing and commissioning and check that all testing and commissioning records are present and accurate and reflect the required performance. Identify to the Lead Designer incomplete and/or innaccurate information and/or testing and commissioning that evidences the required performance is not being achieved. |
| Contribute to the preparation of a planned maintenance programme for the project, post handover, and contribute to |
| Prepare the 'As Constructed' Information. |
| Make recommendations for sample-taking and the carrying out of specialist inspection tests of materials and workmanship. Following |
| Make recommendations for the opening of work to determine that it is generally in accordance with the contract documentation. |
| Visit the sites of fabrication and assembly to inspect such materials or workmanship before delivery to site. |
| Assist the Contract Administrator with all activities in connection with the adjudication of disputes between the Contracting Authority and the Contractor. |
| In co-operation with the other members of the Project Team concerned, evaluate claims and make recommendations. |

**8.00 Handover (RIBA Stage 6)**

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| Provide the Lead Designer with the defects list. |
| Undertake the tasks in accordance with the Handover Strategy and contribute to the Sustainability Checkpoint. |
| Contribute to the provision of information to the Contract Administrator to assist administration of the contract. |
| Contribute to the update of the Project Information. |
| Contribute to the update of the 'As Constructed' Information. |
| In reviewing the works inform the Contractor insofar as the Consultant becomes aware if any measures are not being taken to prevent nuisance in or upon the site or to adjoining or neighbouring land arising from the execution of the Works. |
| The Consultant will review the final issue construction drawings and maintenance advice other than that relating to the internal structure of the building or building services prepared by the Contractor prior to its incorporation in the maintenance manual. |

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8.08 Agree with the Contractor a system for the submission of drawings and other information provided by the Contractor and/or his subcontractor(s) that are to be examined by Employer as required by the Construction Contract.

8.09 If in the opinion of the Consultant, the construction of the Works, including the carrying out of any investigations warrants full time or part time Consultant staff to be deployed on site at any stage, the Consultant shall advise the Contractor accordingly and if the Contractor considers the same to be necessary the Contractor shall issue instructions to the Consultant who shall arrange the appointment of such suitably qualified technical site staff.

**9.00 In-Use (RIBA Stage 7)**

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| Undertake the tasks listed in the Handover Strategy. |
| Contribute to the Post Occupancy Evaluation |
| Contribute to the update of 'As Constructed' information in accordance with Contracting Authority Feedback |
| Contribute to the update of Project Information in response to ongoing Contracting Authority Feedback |
| Contribute to the post completion defect rectification process in accordance with GSL requirements. Identify all outstanding defects and notify the Lead Designer. |
| Contribute to the post completion monitoring process in accordance with GSL requirements. |
| Contribute to the review of Project Performance, Project Outcomes, the Sustainability Checkpoint and the outcome of any research and development aspects |

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Notice

This document and its contents have been prepared and are intended solely as information for the Government Property Agency (GPA) and their use in relation to the Fire Engineering Design Services for the proposed new European Centre for Medium-Term Weather Forecasting, HQ Facility, at Reading University’s, Whiteknights Campus.

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Atkins | 2019.04.02 - ecmwf - additional services - fire engineering - scope of services Page 2 of 8

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Atkins | 2019.04.02 - ecmwf - additional services - fire engineering - scope of services Page 3 of 8