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# SPECIFICATION

## 1 GLA BACKGROUND

### Greater London Authority -Overview

The Greater London Authority (GLA) was established by the GLA Act 1999. Its staff are appointed by the [Head of Paid Service](#), the GLA's most senior official, and serve both the [Mayor](#) and the [London Assembly](#).

The corporate roles undertaken by GLA staff include:

- [Spending money wisely](#) – the GLA's budget and business planning documents clearly set out how Londoners' money is being spent
- [Maintaining high standards](#) – the GLA upholds the highest standards of conduct and maintains registers of [gifts and hospitality](#) and of interests for its Members and senior staff
- [Governing the organisation](#) – the GLA has developed a transparent and comprehensive approach to corporate governance which is overseen by its Corporate Management Team
- [Electing the Mayor and Assembly](#) – the GLA's Greater London Returning Officer (GLRO) oversees the administration of GLA elections which are held every four years

GLA Land and Property Limited (GLAP) has been established to hold the Mayor of London's land and property portfolio. GLAP is undertaking this procurement.

## 2 PROJECT BACKGROUND

The Mayor of London and Mayor of Newham are committed to the regeneration of the Royal Docks and in the Summer of 2017 established a joint Royal Docks Team to guide development of the Enterprise Zone and wider area. It will include an extensive programme of investment and regeneration to ensure the Royal Docks' extraordinary potential is maximised. Working with key development partners and other strategic stakeholders, the Royal Docks Team will accelerate the delivery of commercial space and homes and activate underused and vacant sites - creating more cohesive, liveable places and ensuring robust, high quality development and highly skilled jobs.

The public realm objective is to transform the Royal Docks into a modern 'Great Estate' for London by creating a platform for growth, investment and activation. We will do this by investing in spaces for people and improving the public realm in a way that reflects the area's unique landscape and heritage.

The Royal Docks Delivery plan has now been approved and this package of works forms the early phase of delivery. Budget approval is currently being obtained with a Mayoral Decision.

An Overarching Place Strategy will ultimately determine the scale and type of public realm works to take place over the Delivery plan period across this area.

Whilst the Overarching Place Strategy is developed (2018-2019) a series of **'early wins'** will be delivered, which are referred to as Stage 1 Works. These stage 1 works are primarily focused on facilitating and supporting three key development sites and the GLA will invest up to £4.4m by 2020 to deliver immediate improvements to priority routes and the public realm; complementing and supporting development at Royal Albert Dock, Silvertown Quays and Royal Victoria Dock.

The Stage 1 package of works should work cohesively with the Royal Docks long-term strategies, setting up positive new spatial arrangements that will precede the larger scale stage 2 projects.

The stage 2 works do not form part of this project and will be procured and delivered separately in the future.



### 3 PROJECT AND COMMERCIAL MANAGEMENT REQUIREMENTS

To support the Stage 1 works, GLAP is seeking a capable, relevantly skilled and proven project management and commercial management team to audit existing infrastructure, work up and cost the scope of works, undertake design elements, engage the contractor and manage and oversee the works to completion.

The team should be equipped with a project manager, quantity surveyor, landscape design and other relevant technical skills and would be expected to oversee and project-manage the works through to completion, including engaging with and managing the contractor.

The works contractor will be appointed via TfL's LoHAC framework contract. The LoHAC framework provides for direct appointment by region, so a competitive procurement process will not be required. TfL procurement staff will be engaged to administer the LoHAC framework call-off process and contract compilation. You will be required to produce the scope of works and negotiate a fixed price with the contractor based on their existing framework schedule of rates.

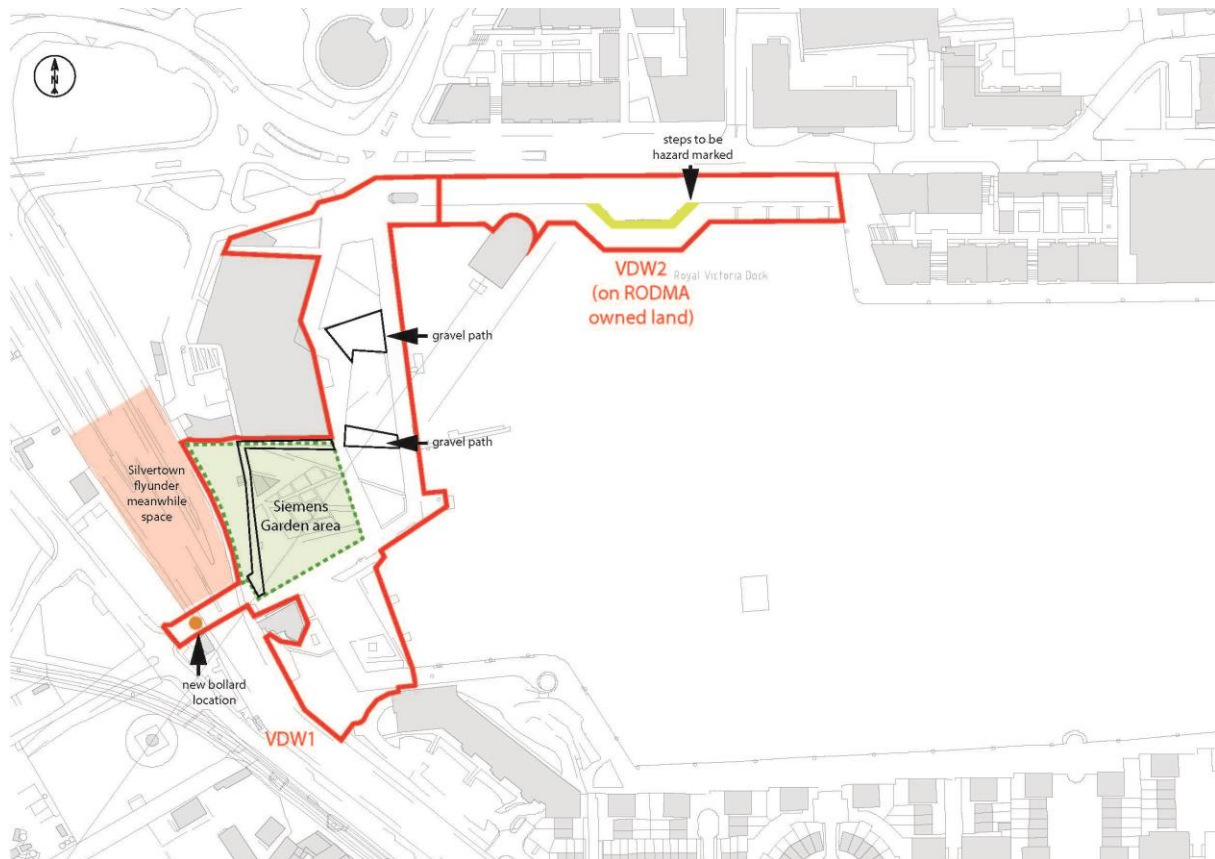
A high-level overview of the required works follows in Section 4. Section 5 then sets out the scope services we will require deliver those works.

## 4 PROJECT OUTLINE

### 4.1 Royal Victoria Gateway works

	Timescale	Works item	Quantity / area	Land ownership	Design req?	Supplementary info
<b>1.1</b>	<b>Crystal Area</b>					
1.1.1	March 2019	Upgrade streetlighting to LED and refurbish light columns	25	GLAP		Materials palette
1.1.2	Jan 2019	Install new benches (replace existing)	8	GLAP		Materials palette
1.1.3	May 2019	New planters with seating (to match dockside road hotels)	8	GLAP		492-LP-DIS-FURNITURE
1.1.4	Jan 2019	Repair works and painting dock edge railing	190m	GLAP		
1.1.5	April 2019	Physical re-landscaping of Crystal garden to provide event space, re-aligned paths and frontage to new flyunder space and replanting of wildflower areas around Crystal Garden	5,400m2	GLAP	YES – separate project design	Planning document tbc
1.1.6	April 2019	Enabling works to Silvertown flyunder) to be confirmed by separate architect project	5,600m2	GLAP	YES – separate project design	Planning document tbc
1.1.7	Jan 2019	Repair works and deep cleaning to paving (repave around HVM)	400m2	GLAP		
1.1.8	Jan 2019	Repair works to existing compacted gravel paths	1100m2	GLAP		
1.1.9	April 2019	Bollard consolidation around Crystal building. New HVM scheme design and implementation	Audit	GLAP	YES	Crystal Hostile Vehicle consolidation proposal
1.1.10	April 2019	Drinking fountain to dock edge path (audit of water supply required)	1	GLAP		Atlantida drinking fountain
<b>1.2</b>	<b>Corniche Land</b>					
1.2.1	March 2019	Upgrade streetlighting to LED and refurbish light columns	audit	RODMA / ExCel		Materials palette
1.2.2	Jan 2019	Install new benches (replace existing)	audit	RODMA		Materials palette
1.2.3	Jan 2019	Install new bins (replace existing)	audit	RODMA		Materials palette
1.2.4	Jan 2019	Repair works and deep cleaning to paving	6,300m2	RODMA		
1.2.5	Jan 2019	Repair works and painting dock edge railing	200m	RODMA		
1.2.6	Jan 2019	Repair tree pits	audit	RODMA		Materials palette
1.2.7	Jan 2019	Repair water gullies to steps	m	RODMA		

1.2.8	Jan 2019	Re-paint step hazard lines	290m	RODMA		
1.2.9	March 2019	Drinking fountain to dock edge path (audit of water supply required)	1	RODMA		Atlantida drinking fountain



## 4.2 Silvertown Supporting works

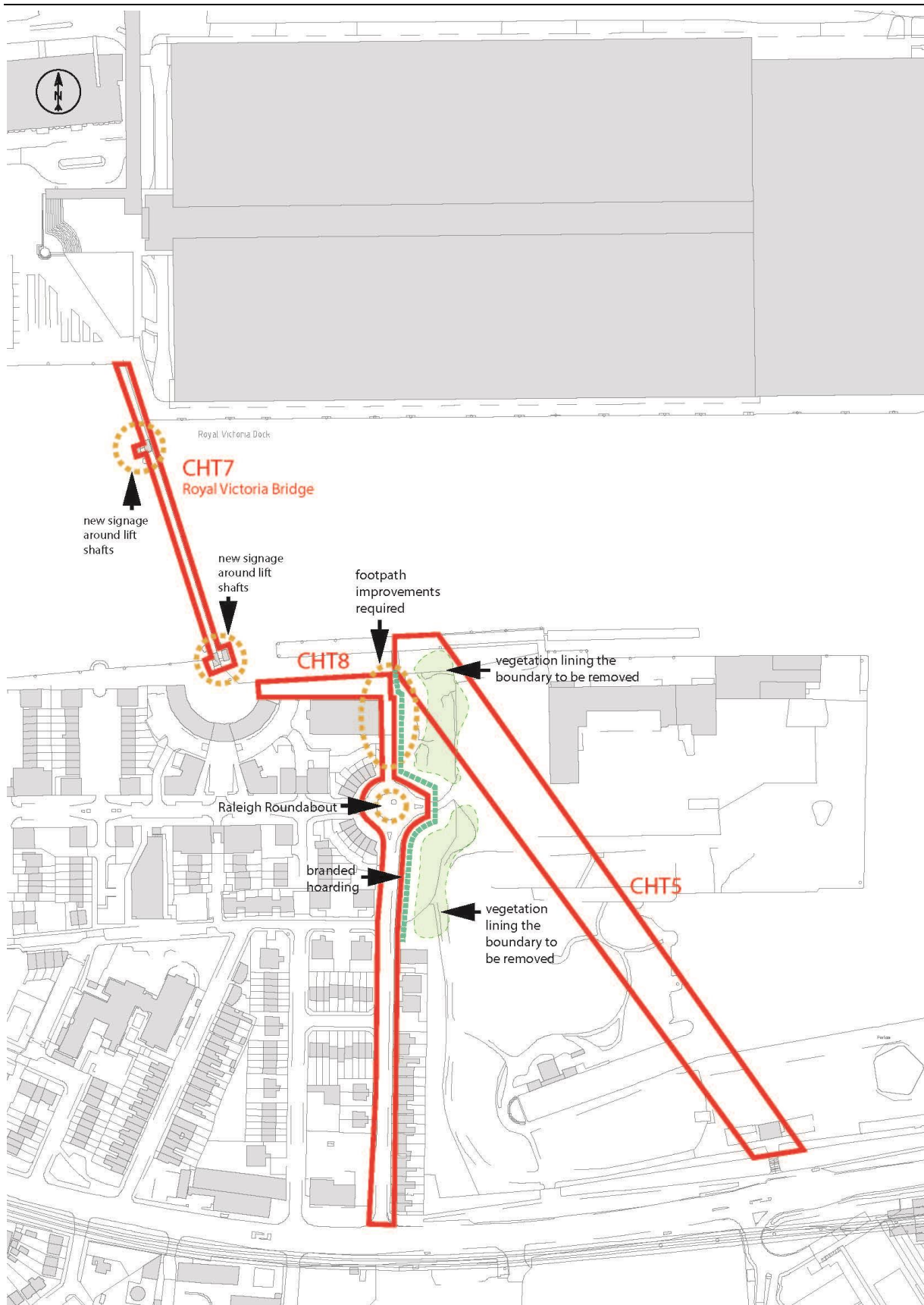
	Timescale	Works item	Quantity / area	Land ownership	Design req?	Supplementary info
<b>2.1</b>	<b>Royal Victoria Bridge</b>					
2.1.1	Jan 2019	Signage and interpretation panel upgrades (ground & bridge level)	3	RODMA		Images below
2.1.2	Jan 2019	New signage to lift doors	2	RODMA		See images below
2.1.3	Jan 2019	Removal of graffiti and re-painting		RODMA		
2.1.4	Jan 2019	New benches	2	RODMA		Materials palette
2.1.5	Jan 2019	New bins	2	RODMA		Materials palette
2.1.6	Jan 2019	Replace deck boards and handrails, sand and varnish	~820m2	RODMA		
2.1.7	Jan 2019	Repair roofing at ground level bridge		RODMA		

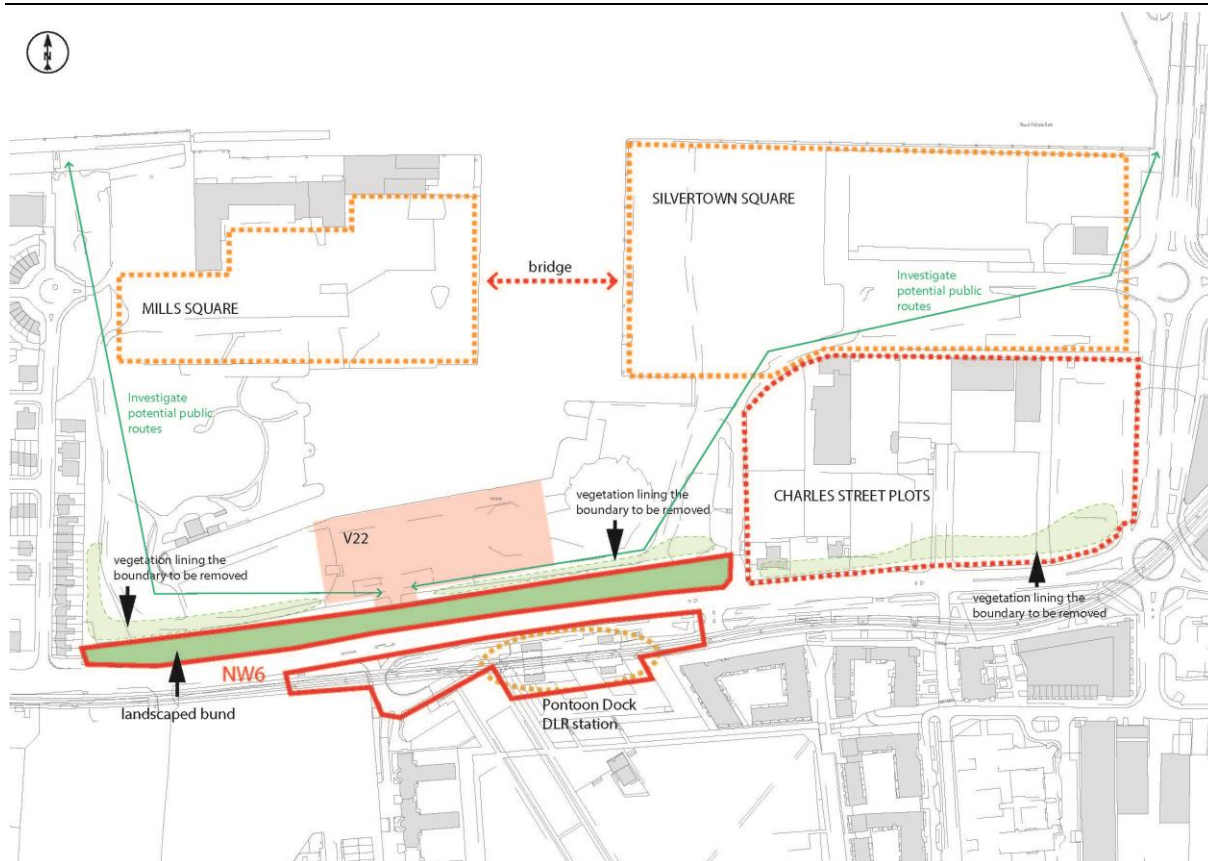
		points				
2.1.8	Jan 2019	Upgrade streetlighting to LED and refurbish light columns	audit	RODMA		
2.1.9	Jan 2019	Re-paint step hazard lines	audit	RODMA		
2.1.10	Jan 2019	Wayfinding signage on Dolphin with SS Robin		RODMA		
2.1.11	Jan 2019	Drinking fountain to ground level ExCel side		RODMA		Atlantida drinking fountain
2.1.12	Jan 2019	Move & create compound for Sunborn skip		ExCe I/ Sunborn		
<b>2.2</b>	<b>Royal Victoria Bridge to Royal Wharf (Mill Road)</b>					
2.2.1	Jan 2019	Branded hoarding to Silvertown development plot fencing	200m	GLAP / Lendlease		Opportunities for brand testing doc
2.2.2	Jan 2019	Vegetation clearance Silvertown boundary	~5,370m2	GLAP / Lendlease		
2.2.3	Jan 2019	Upgrade streetlighting to LED and refurbish light columns	audit	Newham Council		Materials palette
2.2.4	Jan 2019	Repair works and deep cleaning to paving and road	5,300m2	Newham Council		
2.2.5	Jan 2019	Landscaping Raleigh road roundabout	230m2	Newham Council	YES	
2.2.6	Jan 2019	Upgrade dock edge lighting and refurbish light columns	audit	Britannia Village		Materials palette
2.2.7	Jan 2019	Repair works and deep cleaning to dock edge paving	2,400m2	Britannia Village		
2.2.8	Jan 2019	Repair works and painting dock edge railing	120m	Britannia Village		
2.2.9	Jan 2019	Install new benches	4	Britannia Village		Materials palette
2.2.10	Jan 2019	Install new bins	2	Britannia Village		Materials palette
2.2.11	Jan 2019	Install new planter seats Victoria parade	4	Britannia Village		492-LP-DIS-FURNITURE
2.2.12	Jan 2019	Path improvements end of Raleigh road to dock edge	435m2	Britannia Village		
<b>2.3</b>	<b>Enabling works Silvertown</b>					
2.3.1	May 2019	Enabling works Silvertown Square (to include groundworks levelling, dock edge		GLAP/Lendlease		Feasibility report

		fencing, hoarding, safe site access routes and utility supply)				
2.3.2	May 2019	Silvertown Square site event H&S surveys, egress/ingress surveys, license application, transport capacity modelling, noise management plan		GLAP/Lendlease	YES	
2.3.3	May 2019	Enabling works Mills Square (to include groundworks levelling, fencing, hoarding, and utility supply)		GLAP/Lendlease		Feasibility report
2.3.4	May 2019	Enabling works Mills groundfloor (to include H&S surveys, egress/ingress survey and utility supply)		GLAP/Lendlease		Feasibility report
2.3.5	May 2019	Enabling works Charles street plots (to include groundworks levelling, fencing repair & hoarding)		GLAP/Lendlease		Feasibility report
2.3.6	May 2019	Investigate & design public route through site from Mill road to Pontoon Dock DLR and from Connaught Bridge to Pontoon Dock DLR	~900m	GLAP/Lendlease	YES	
2.3.7	May 2019	Investigate & design floating pedestrian bridge across Pontoon Dock from Silvertown Square to Mills Square	100m	GLAP/Lendlease	YES	



Above: lift signage



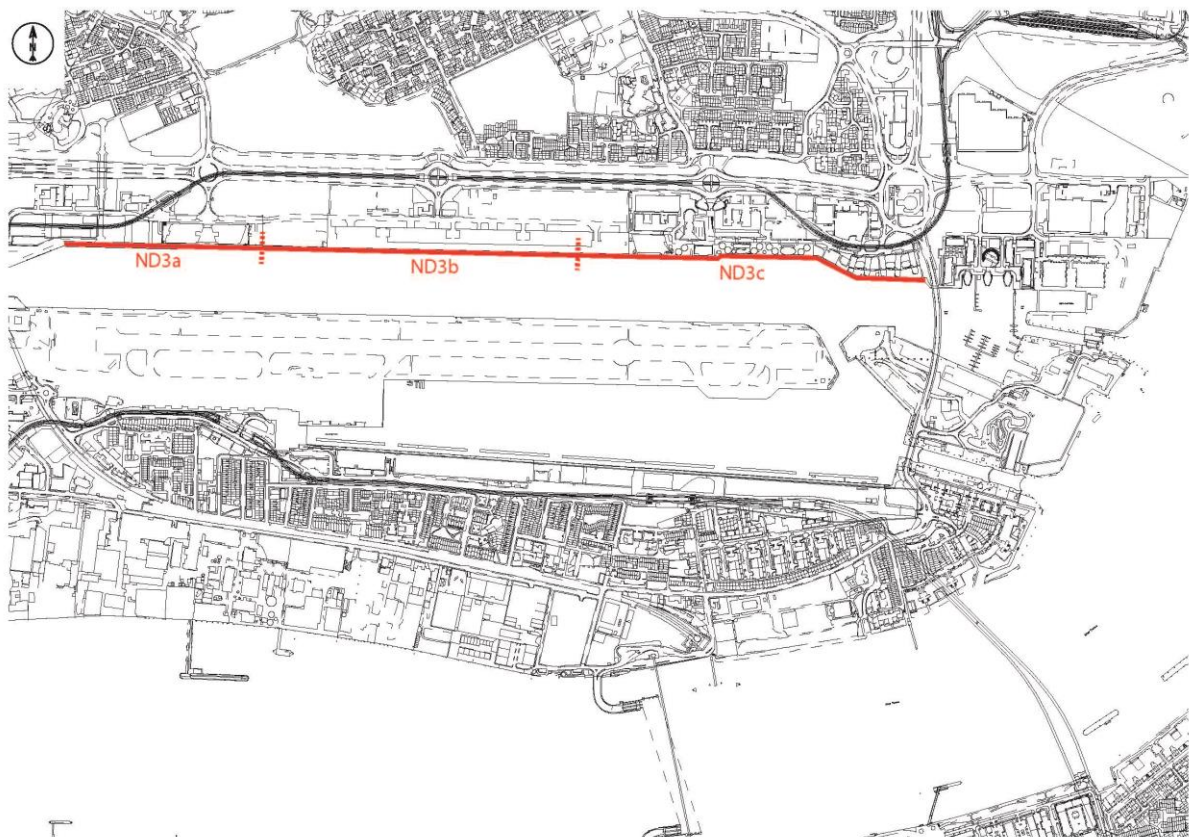
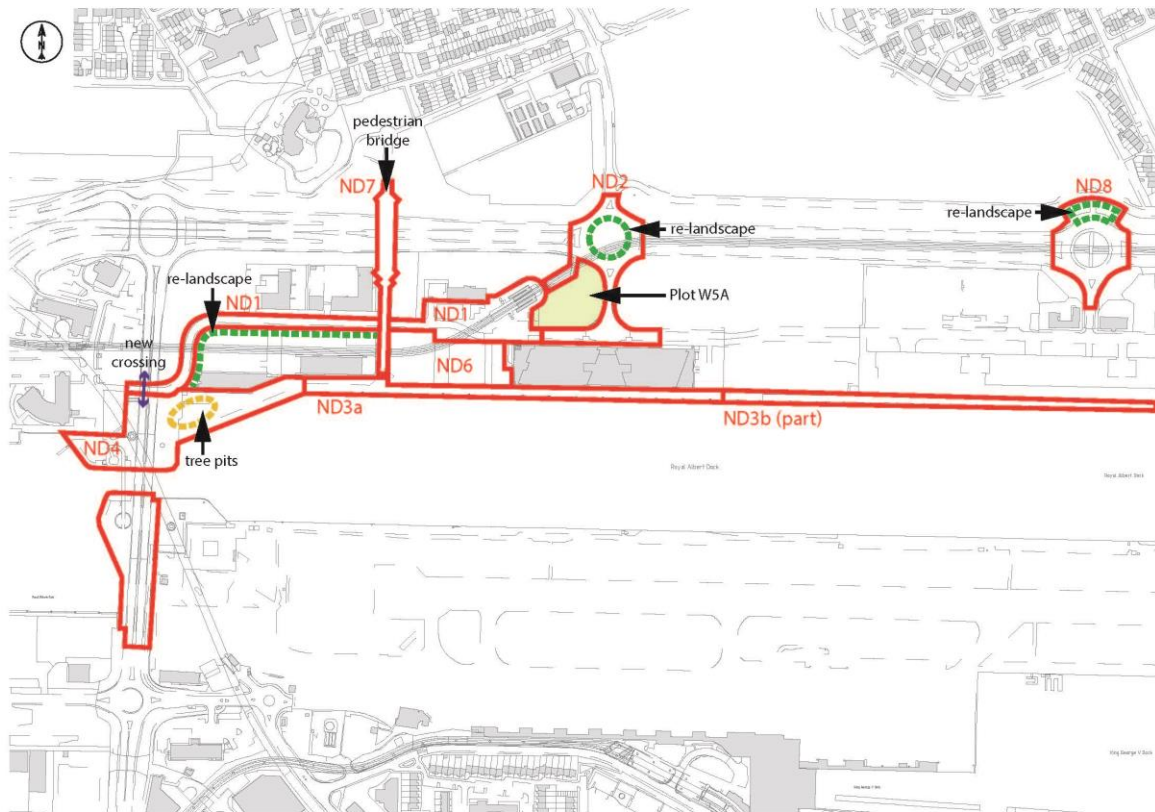


#### 4.3 ABP Supporting works

	Timescale	Works item	Quantity / area	Land ownership	Design req?	Supplementary info
<b>3.1</b>	<b>Royal Albert Way</b>					
3.1.1	Jan 2019	Improved highways signage on Royal Albert Way		Newham Council		
3.1.2	Jan 2019	Repair works and deep cleaning to paving/road		Newham Council		
3.1.3	Jan 2019	Vegetation clearance and tidy roadside		Newham Council		
3.1.4	May 2019	Royal Albert Roundabout landscaping and relocation of Polo statue by Building 1000 from Dockside lawn		Newham Council	YES	
3.1.5	Feb 2019	Maintenance and repairs to pedestrian bridge crossing over Royal Albert Way (to include LED streetlight upgrades, paving repair, tree pruning, vegetation clearance and removable entrance bollards)		Newham Council		Materials palette

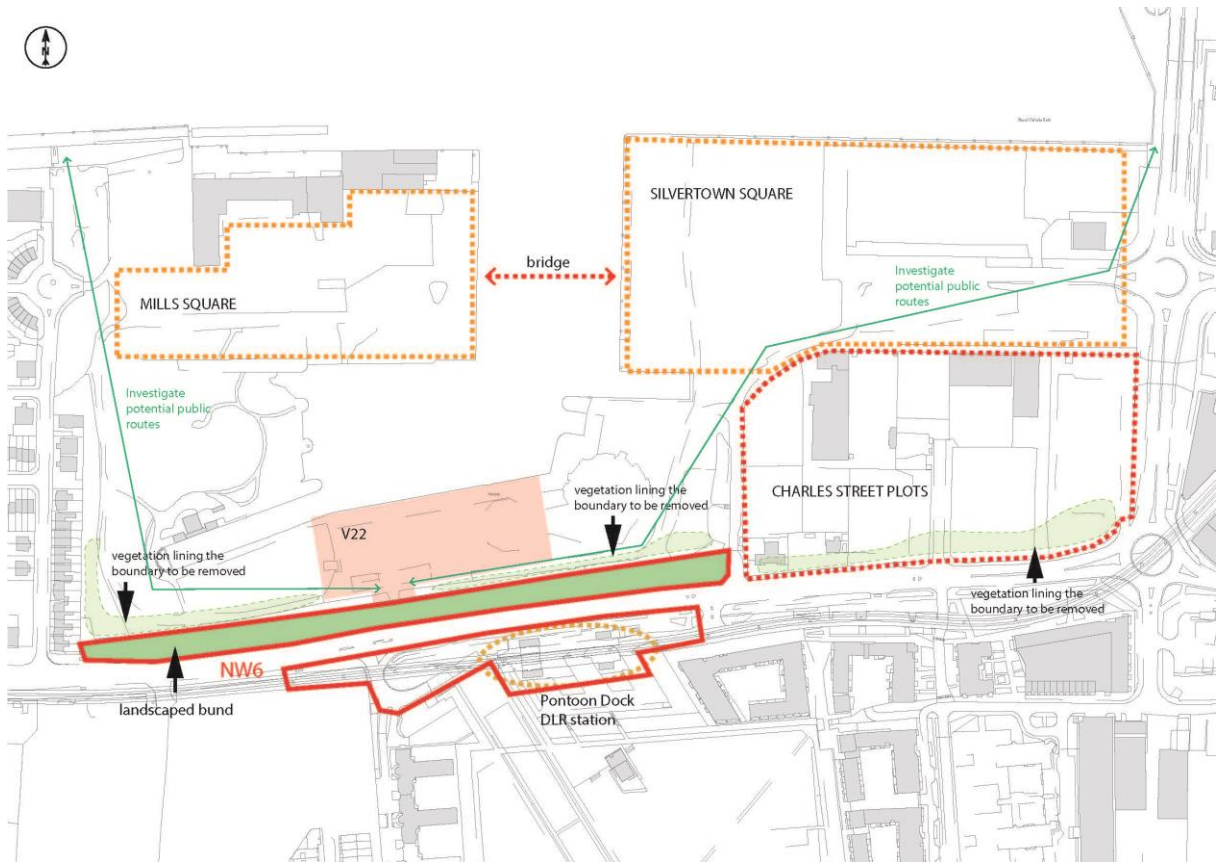
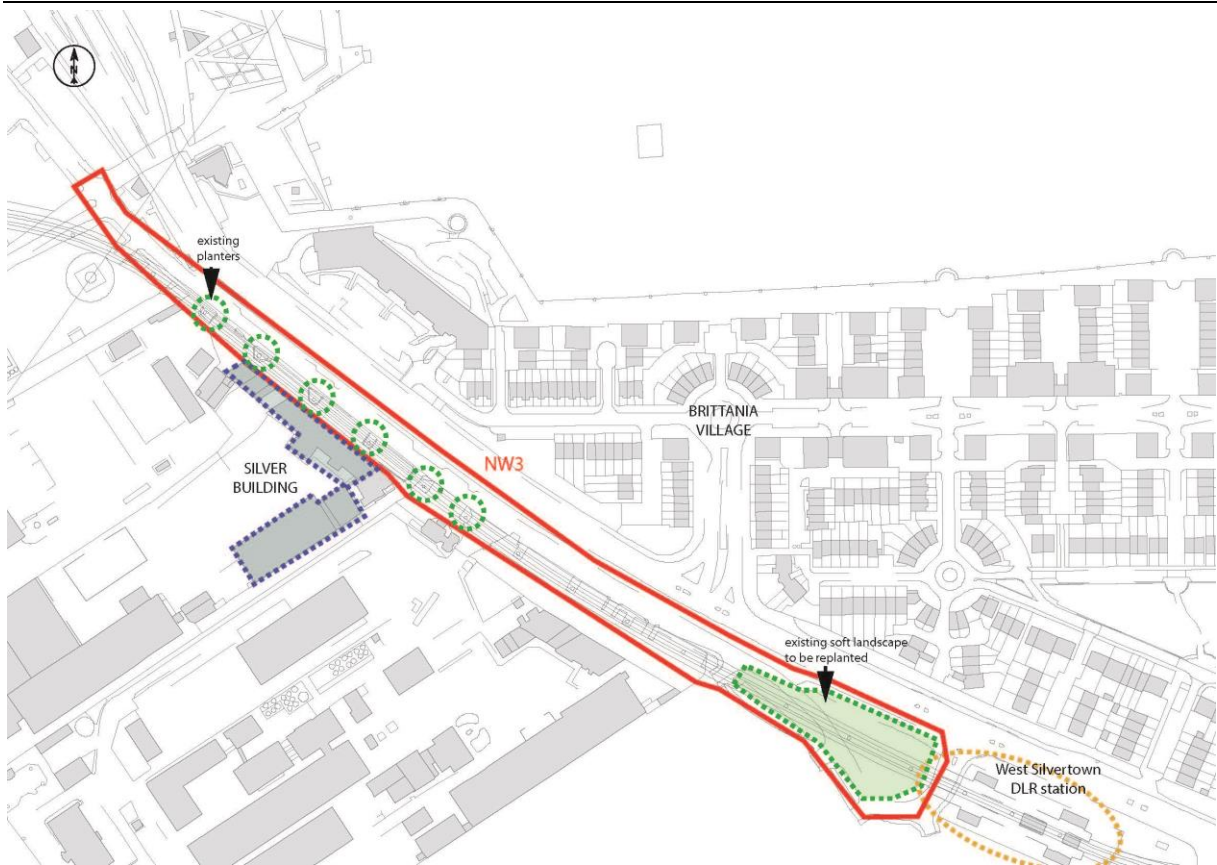
<b>3.2</b>	<b>DLR stations &amp; surrounds</b>					
3.2.1	April 2019	Signage to Royal Albert Dock (ABP & UEL) on pedestrian flyovers		DLR/TFL		
3.2.2	April 2019	Re-landscaping on north side of Beckton Park DLR station	2,140m2	Newham Council	YES	
3.2.3	June 2019	Enabling works W5A plot (to include groundworks levelling and utility supply)	22,800m2	GLAP	YES	Feasibility report
<b>3.4</b>	<b>Dockside Road</b>					
3.4.1	Jan 2019	Repair works and deep cleaning to paving & road	5,230m2	GLAP		
3.4.2	March 2019	Landscaping to Regatta centre hedge-fence line	180m	Royal Docks Adventure	YES	
3.4.3	May 2019	Planter seats to missing hotel area on Dockside road	3	Multiple hotel owners	YES	492-LP-DIS-FURNITURE
3.4.4	May 2019	Path & light column repairs, bollard upgrades and fence line replacement to western Excel end	audit	Excel		Materials palette
3.4.5	March 2019	Zebra crossing posts and coordination on western end	4 crossings	GLAP		
3.4.6	March 2019	LED street light upgrades and refurbish light columns Dockside road	audit	GLAP		Materials palette
3.4.7	March 2019	LED street light upgrades and refurbish light columns Compressor House	15	ABP		Materials palette
3.4.8	May 2019	Planter seats lining entrance to Building 1000	8	GLAP		492-LP-DIS-FURNITURE
3.4.9	March 2019	Drinking fountain feasibility report - map locations	1	GLAP		Atlantida drinking fountain
<b>3.5</b>	<b>Dock path frontage</b>					
3.5.1	Jan 2019	Repair works and deep cleaning to paving	5,350m2	RODMA / GLAP		
3.5.2	May 2019	Path repair works, deep cleaning and opening up of Dock edge path in front of ABP (ND3b) - new dock railing (to match	5,350m2	GLAP		ND3b – 03a map

		existing), life rings, dock ladder provision, CCTV and end gates				
3.5.3	Jan 2019	Repair tree pits	8	RODMA		Materials palette
3.5.4	March 2019	LED street light upgrades and refurbish light columns	audit	RODMA / GLAP		Materials palette
3.5.5	Jan 2019	Install new benches	8	RODMA / GLAP		Materials palette
3.5.6	May 2019	Install planter seats	4	RODMA / GLAP		492-LP-DIS- FURNITURE
3.5.7	Jan 2019	Repair works dock edge railing	1,100m	RODMA / GLAP		
<b>3.6</b>	<b>Connaught Bridge area</b>					
3.6.1	Jan 2019	Repair works and deep cleaning to paving	11,780m2	RODMA		
3.6.2	March 2019	LED street light upgrades and refurbish light columns	audit	RODMA / Newham		Materials palette
3.6.3	March 2019	Repair connaught bridge and pedestrian bridge uplights	audit	RODMA		
3.6.4	Jan 2019	Install new benches	8	RODMA		Materials palette
3.6.5	Jan 2019	Install new bins	6	RODMA		Materials palette
3.6.6	March 2019	Landcaping to grass areas north & south side (wildflower meadows)	~1250m2	RODMA		
3.6.7	Jan 2019	Dock edge railing repair	265m	RODMA		
3.6.8	March 2019	Removal of hoarding on south side (inc gates)	150m	RODMA		



#### 4.4 North Woolwich Road

	Timescale	Works item	Quantity / area	Land ownership	Design req?	Supplementary info
<b>4.1</b>	<b>Land Around Silver Building</b>					
4.1.1	March 2019	Soft landscaping in existing planters around DLR columns	~240m2	Projekt		
4.1.2		Improve boundary treatment around Silver Building front forecourt: remove crash barriers, harris fencing and replace with new boundary treatment in consultation with the Silver Building/Projekt	120m	Projekt		Projekt have specified timber trestles with attached planters (Silver Birch)
4.1.3	May 2019	Re-landscaping grass area eastern end of road	2,780m2	?	YES	
<b>4.2</b>	<b>Pontoon Dock Area</b>					
4.2.1	Jan 2019	Obtain all relevant licensing from Newham Council for highways works				
4.2.2	Jan 2019	Carry out and assess utilities surveys of landscaped bund area fronting V22	~6,400m2	Newham		
4.2.3	April 2019	Clear shrubs and low vegetation from the landscaped bund, leaving trees behind	~6,400m2	Newham		
4.2.4	April 2019	Remove duplicated light columns and repair remaining		Newham		
4.2.5	April 2019	Clear vegetation from Charles Street plots	~2,800m2	Lendlease		



#### 4.5 Dock wide

	Timescale	Works item	Quantity / area	Land ownership	Design req?	Supplementary info
5.1	<b>Dock edge walls</b>					
5.1.1	March 2019	De-weed and jet wash to all dock walls	Audit – approx. 10,500m	RODMA		
5.2	<b>Dock edge paths</b>					
5.2.1	Jan 2019	Continuation of deep clean of pavements (using machinery as listed in other focus areas) to all remaining dock path areas	audit	Multiple		

### 5. SCOPE OF SERVICES

1. Undertake Condition Surveys – survey inspections to be undertaken to identify disrepair and defects at each of the sites to inform the development of the scope of works. Given that works are to be undertaken at the sites a schedule of condition is not required prior to works
2. Audit – survey inspections to be undertaken to identify specific quantity of existing assets requiring upgrade or replacement
3. Groundwork surveys to include Utility, drainage, structural as necessary dependent on site and works requirement
4. Review existing 'Enabling works feasibility study' and progress to tenderable document, including producing a report with detailed breakdown of costs and timescales for required works and services
5. Landscape architect design work to highlighted areas in the Package outline. The recommendations and designs that conclude this work must also include documents that can be priced by the contractor. Areas to include;
  - The Crystal Garden & Flyunder
  - Raleigh road roundabout
  - Royal Albert roundabout
  - Northern exit of Beckton Park roundabout
  - Public walkway through Silvertown and floating bridge path
6. Advising on and facilitating stakeholder engagement and securing relevant licenses from separate landowners
7. Working with TFL legal and relevant GLA teams to ensure that proposed works are state aid compliant
8. Preparing and submitting the relevant Planning applications for areas of work that require this
9. Obtaining all necessary consents and permits to facilitate the works, including all statutory requirements (Building Control, Newham Highways, Thames water, UKPN, TFL)

10. Obtaining all necessary consents and licenses from stakeholders to facilitate the works
11. Producing asset life cycle costs and management plans for proposed improvements and works
12. Prepare and produce the Works Specification for sign off by the Royal Docks team
13. Engage the contractor including:
  - Providing a strategy for engagement with the LoHAC contractor including highlighted risks and opportunities for added value specific to the Royal Docks, in consultation with TfL procurement staff
  - Negotiating a contract price with the LoHAC contractor on behalf of the Royal Docks team on the basis of the contractor's LoHAC contractual schedule of rates and the Works Specification you will have produced, ensuring that project outlines are clear, measurable and deliverable.
  - Providing an engagement report to the Royal Docks team to include the pricing schedule, milestones, KPIs and recommendations
14. Contract Administration and management
15. Acting as Principal Designer
16. Provision of CDM services/advisor
17. Project manage the LoHAC contractor from start up to completion including the provision of risk monitoring and a completion report
18. Design quality monitoring throughout the delivery process with benchmarking and regular site supervision carried out by a landscape architect and supported by the Royal Docks Team
19. Maintain the Project Health and Safety file to be handed over to the Royal Docks Team in hard and electronic form
20. Sign off invoices for works carried out by the contractor
21. Attend regular progress meetings with the client
22. Attend stakeholder meetings where necessary
23. Provide a programme for the scope of works, prioritising urgent works highlighted by the Royal Docks team and ensuring contractor meets target deadlines. It is estimated that the programme of works will roughly follow;

Oct 2018	PM team appointed
Oct 2018	Audit, scheduling, design and contractor specification drafting
Nov 2018	Contractor appointment Stakeholder approvals, licenses and planning permissions
Jan 2019	Royal Victoria Bridge to Royal Wharf (Mill Road) works Mobilisation paving repairs, seating and dock edge repairs
March 2019	Lighting upgrades
March – May 2019	Wider landscaping works
May 2019	Enabling works Silvertown / plot W5A