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Tender

## **Architect Services - Gwyr Community Land Trust**

Cwmpas

F02: Contract notice

Notice identifier: 2023/S 000-000398

Procurement identifier (OCID): ocds-h6vhtk-039590

Published 6 January 2023, 1:44pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Cwmpas

Spark, Maindy Road

Cardiff

CF24 4HQ

#### **Contact**

Jonathan Hughes

#### **Email**

[jonathan.hughes@cwmpas.coop](mailto:jonathan.hughes@cwmpas.coop)

#### **Telephone**

+44 7760176664

#### **Country**

United Kingdom

**NUTS code**

UKL - Wales

**Internet address(es)**

Main address

<http://www.cwmpas.coop>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0857](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0857](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0857](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857)

**I.4) Type of the contracting authority**

Regional or local Agency/Office

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Architect Services - Gwyr Community Land Trust

Reference number

CCH - 001

#### **II.1.2) Main CPV code**

- 71200000 - Architectural and related services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Procurement of architectural design services for a community led newbuild low/zero carbon affordable housing development comprising 14 Nr. new dwellings, a common house and associated infra-structure, landscaping and external works in Swansea, South Wales

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71200000 - Architectural and related services

#### **II.2.3) Place of performance**

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Swansea, South Wales

## **II.2.4) Description of the procurement**

G?yr Community Land Trust (GCLT) is seeking to appoint an Architect to work in partnership with our own in-house Architect, to design a development of 14 innovative, zero-carbon community-owned homes in Swansea, South Wales.

The role to which this tender invitation relates is for Architect as Lead Designer and Principal Designer.

The services to be commissioned are RIBA Stages 2-6. RIBA Stage 1 has been completed in-house, but it is acknowledged that the appointed Architect will need time to review project information and provide comment before proceeding.

The proposed design is for a cohousing development of 14 homes, a common house and outbuildings including an agricultural barn, workshop, polytunnel, cycle store and plant room. The design also includes associated vehicle, cycle, and pedestrian access; landscaping works include SuDS features; and renewable energy provision via roof-mounted PV. It will be a community self-build, using tried and tested accessible design and build methods, working alongside industry professionals and contractors.

The assessment of the tender submission will be based on the fee proposal and a qualitative evaluation of the experience, track record and technical understanding. The successful bidder will be appointed on the basis of cost and quality based on the fee proposal and responses to questions contained within the Client Brief and on the basis of a split of assessment of tenders being 40% cost, 60% quality.

GCLT and its associated organisations and funders will have the right to use and reproduce the commissioned work without further charge or permission for this specific project. In addition, funders will have the right to reliance upon all designs and design work of the Architect.

The submission response to this notice must contain the following:

? Confirmation of the overall fee proposal including a breakdown of the fee to the pre- and post- contract stages and milestones for payment.

? Responses to tender questions (Section 4)

? Copy of PI insurance

? Names and contact details of two referees to whom you have provided a similar service in the last two years and who you are happy for us to contact.

GCLT reserves the right to hold informal discussions with bidders following submission of

tenders.

The detailed Client Brief is provided within the Additional Documents to this notice.

#### **II.2.5) Award criteria**

Quality criterion - Name: Community Engagement and Well-Being / Weighting: 6%

Quality criterion - Name: Community Voice and Co-production / Weighting: 6%

Quality criterion - Name: Collaboration / Weighting: 6%

Quality criterion - Name: Added Value / Weighting: 15%

Quality criterion - Name: Technical and Experience / Weighting: 21%

Quality criterion - Name: Financial and Resources / Weighting: 6%

Quality criterion - Name: Is your organisation a Social Business or Employee Owned Organisation / Weighting: 0%

Cost criterion - Name: Fee Proposal / Weighting: 40%

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

20 February 2023

End date

31 March 2026

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

Detailed information on services required, tender submission requirements and quality assessment criteria and questions contained within Client Brief provided as additional document to this notice

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Royal Institute of British Architects (RIBA) Accredited Practice and Practitioners or similar approved

Evidence of Professional Indemnity Insurance, Public Liability Insurance and Employers Liability Insurance

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.1) Information about a particular profession**

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

RIBA Accreditation or similar approved

#### **III.2.2) Contract performance conditions**

Refer to Client Project Brief for conditions and requirements

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

6 February 2023

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

Welsh, English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 31 May 2023

#### **IV.2.7) Conditions for opening of tenders**

Date

7 February 2023

Local time

4:00pm

Place

Gwyr Community Land Trust Office, Swansea



Information about authorised persons and opening procedure

Officers of Contracting Authority and Gwyr Community Land Trust

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=127837](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=127837).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

The successful supplier will be required to allocate 2% of the total fee proposed as a financial contribution to the community benefit activities of the Gwyr Community Land Trust

(WA Ref:127837)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom