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Not applicable

Architectural Services Appointment

Britten Pears Arts

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-000674

Procurement identifier (OCID): ocids-h6vhtk-0426a5

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Section I: Contracting authority/entity

I.1) Name and addresses

Britten Pears Arts

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Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Architectural Services Appointment

Reference number

Arch 1 and 2

II.1.2) Main CPV code

- 71220000 - Architectural design services

II.1.3) Type of contract

Services

II.1.4) Short description

Architectural Services RIBA Stages 1-7 and acting as Lead Designer

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-037202](#)

Section VII. Changes

VII.1) Information to be changed or added

VII.2) Other additional information

Tender Clarification Number 9 following tender queries.

Q1. Estimated construction costs £5,310,364 and £2,038,269 (plus VAT): please could you provide a schedule of approximate areas of respective buildings and/or a breakdown of the cost estimate related to the individual buildings or items of work, so that we and other tenderers can gain a better sense of how much work is anticipated on each of CH1, CH2, CH3, BP1, FLD1, FLD2, HR1, HR2, AC1, AC2, AC3, AD1, AD2? (The brief/scope at present is more open to interpretation than one wants if quoting a lump sum i.e. fixed fee).

A1. Providing approximate areas would not distinguish / describe all workstreams as an example CH1 acoustic treatment / CH3 seating replacement. Budget construction values for each workstream are shown below (excluding VAT are shown below)

CH1 £1,597,000

CH2 £1,005,364

CH3 £546,000

BP1 £2,062,000

FLD1 £100,000

Total £5,310,364 Lot 1

FLD2 £125,000

HR1 £497,532

HR2 £200,737

AC1 £720,000

AC2 £160,000

AC3 £100,000

AD1 £60,000

AD2 £175,000

Total £2,038,269 Lot 2

Q2. Design Responsibility Matrix: please clarify how best to determine who is taking 'primary responsibility' where several parties have been given primary responsibility. For example in landscaping, it is unusual to see the architect being given primary responsibility for planting when a landscape architect is being involved. Whilst it seems obvious that everyone would be responsible for their own drawings and documents and hazard identification/mitigation, there are instances (e.g. audio and studio design) where 4 parties have been allocated 'primary responsibility' and could each make very different assumptions about who is leading, who actually has primary responsibility and the extent of who is being asked to do what. If this cannot be clarified now, it will need to be clarified prior to appointments being finalised.

A2. The Primary responsibility for the specific discipline within a workstream design element can and is anticipated to be shared. If we take the Specialist Audio showing as 4nr primary responsibilities across the Architect, MEPH, Acoustic and Theatre Consultant will exist with each providing the primary element of their specialism with the Architect being the Lead to coordinate.

Q3. The DRM notes "all waterproofing responsibilities to specialist designer" but the list of separate consultants doesn't mention a specialist or waterproofing designer. Please clarify your expectations on this.

A3. The DRM denotes "CD" being Contractors Design for this element so it will not be a specialist consultant appointed directly by BPA but via the Contractor.

Q4. Building Inspector: Is it proposed to involve an independent Approved Inspector or work with the local authority? Is this appointment to be made with the involvement of the architect once they are appointed.

A4. Yes the intention is the Architect will be part of this decision making process.

Q5. Principal Designer (Appendix B2 1.6) - please clarify which consultant is expected to take on PD responsibilities in relation to differing workstreams CH1, CH2, CH3, BP1,

FLD1, FLD2, HR1, HR2, AC1, AC2, AC3, AD1, AD2

A5. We are out to tender (via Contracts Finder) for the PD / Pre Construction / Health and Safety Consultant with the intention to appoint directly.

Q6. With the possible exception of Principal Designer, are all 20 consultant roles on the DRM being separately tendered?

A6. Yes as confirmed in previous tender clarifications BPA are seeking to appoint all Consultant Disciplines separately.

Q7. Ref Section 8.1a: We have noted in earlier responses to potential tenderers that BPA will deem £5m cover inadequate and tenders will be considered 'not acceptable' without £10m cover.

Please advise the length of time Britten Pears Arts will require £10m cover to be in place following the completion of the construction works and the services related to them?

A7. The contracts will be underhand so a 6 year term from completion of the construction works.

Q8. We currently hold £5m for PI Insurance, £5m for Employers Liability insurance & £5M for Public Liability insurance but on Architects' Journal where you advert the project the applicants must hold employer's liability insurance of £10 million, public liability insurance of £10 million and professional indemnity insurance of £10 million.

Can we obtain, if necessary, this right level of insurance once the Contract has been awarded ?

A8. The required PI level will be a pre requisite of a contract being placed but not a pre requisite of tendering.

Q9. The contract examples provided/case study from Selection Questions Section 7_Technical and Professional Ability must be different by the cases from Award Questions_ Part 1: Quality Evaluation_ 2. Experience?

A9. No - the case studies do not necessarily need to be separate / different they just need to support / respond to the questions raised .