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Not applicable

Architectural Services Appointment

Britten Pears Arts

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-001210

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

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Section I: Contracting authority/entity

I.1) Name and addresses

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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 14

Q1. Is there any further information available for the Britton Pears Building (BP1)? e.g., existing drawings.

A1. We do have older drawings available but the brief for this appointment is to undertake stages 0 - 7 so whilst access to previous information may be available it will be post appointment and it is intended that new drawings will be produced.

Q2. Could the scope of work for the Project Manager and Contract Administrator be outlined since there seem to be a number overlapping elements listed under RIBA work stages 5, 6 and 7 and the Lead Designer's Scope of Work.

A2. The PM / CA ITT including the scope of work is available on the FindaTender website.

Q3. Principal Designer role. Please confirm if this is CDM Principal Designer (CDM PD) and / or Building Safety Act Principal Designer (BSA PD). This should be clarified to reflect current regulations. The BSA PD should have Primary Responsibility for co-ordinating the Building Regulations Application, not the Architect / Lead Designer

A3. The new Building Safety Regulations (BSA) which came into force on 1st October 2023 introduces new requirements for higher risk buildings. Whilst the works being undertaken as part of the Capital Programme do not come under the class of "higher risk buildings" the PD / CDM role being procured separately will have to comply with these regulations which do include a need for review and coordination of the Building Regulations Application.

Q4. Design Protocols: While the Architect/Lead Designer has responsibility for Design Co-ordination, Integration should be covered by each discipline as appropriate.

A4. The DRM identifies "S" against the other disciplines being a Supporting responsibility - they will provide the technical elements relating to their specialism for integration by the Architect / Lead Consultant.

Q5. BWIC (non structural): As Architect, we would support in our co-ordination role, but the services should actually be set out by others i.e. the MEP contractor.

A5. Due to heritage / listed nature of a lot of the workstreams we have determined the

Architect / Lead Designer needs to set these out utilising information supplied by the MEPH consultant.

Q6. Sustainability Strategy: As Architect, we would have supporting responsibility, but the primary responsibility is for the Sustainability Consultant

A6. We have shown this as a shared Primary responsibility. The Architect will have a primary responsibility to ensure the Sustainability strategy being developed aligns with the Planning / Listed Building requirements.

Q7. Demolition Strategy: Given the sensitivity and nature of the heritage works involved, the structural engineer should lead on all demolition elements and consideration and set out the scope of demolition works.

A7. Due to heritage / listed nature of a lot of the workstreams we have determined the Architect / Lead Designer needs to have primary responsibility on the drawing and specification, supported by the other disciplines, including the Structural Engineer as shown.

Q8. Masonry and Timber Repair: As stated the Structural Engineer should lead on all SRT elements consideration and have primary responsibility for these design aspects, rather than the Architect.

A8. Due to heritage / listed nature of a lot of the workstreams we have determined the Architect / Lead Designer needs to have primary responsibility on the drawing and specification, supported by the other disciplines, including the Structural Engineer as shown.

Q9. Responsibility: We note there are a number of services that are listed as being 'CD' and in such cases, the Architect's role should be indicated as 'C' as opposed to 'P'. For example, Primary Responsibility for Landscape Design (flora and fauna) should be with the landscape architect. Equally, below ground drainage should be with the engineer or landscape architect depending on condition, and Primary Responsibility for all MEPH services should be with the MEP engineer.

A9. A number of the disciplines note a shared Primary responsibility. The intention of the Workstreams design is they are Architect Led and therefore Primary responsibility must remain with Architect with shared primary, supporting responsibility or Contractors Design elements as shown.