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Contract

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

Cwmpas

F03: Contract award notice

Notice identifier: 2023/S 000-007193

Procurement identifier (OCID): ocds-h6vhtk-039590

Published 13 March 2023, 11:28am

### **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

<https://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.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.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £70,000

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

Options: No

#### **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 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.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-000398](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

10 March 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 17

Number of tenders received from SMEs: 17

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 17

Number of tenders received by electronic means: 17

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Pentan Partnership Ltd

22 Cathedral Road,

Cardiff

CF119LJ

Telephone

+44 2920309010

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £30,000 / Highest offer: £198,000 taken into consideration

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## **Section VI. Complementary information**

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

(WA Ref:129915)

### **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