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Contract

Conservation Architect Design Team Framework Agreement

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2022/S 000-018534

Procurement identifier (OCID): ocds-h6vhtk-031b9e

Published 6 July 2022, 4:28pm

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Contact

Euan Walker

Email

walkereuan@northlan.gov.uk

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

<http://www.northlanarkshire.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Conservation Architect Design Team Framework Agreement

Reference number

NLC-CPT-21-110

II.1.2) Main CPV code

- 71000000 - Architectural, construction, engineering and inspection services

II.1.3) Type of contract

Services

II.1.4) Short description

North Lanarkshire Council's (the Council) Growth Team are tasked with town centre regeneration across the North Lanarkshire geographic area. A programme to identify, purchase and reconfigure / repurpose town centres sites to primarily residential accommodation is ongoing however given the age and heritage of town centre buildings in North Lanarkshire, appropriate conservation of the buildings will be required.

Additionally, The Council has an approved programme to deliver 5,000 new homes by 2035. The Council's New Supply Team is responsible for the delivery of this large-scale programme and its challenges, not least, the procurement of design consultants and contractors to build the houses to the required standard, within the timescale required and at a competitive cost.

Accordingly, the Council intends to implement a framework agreement to enable appointment of multiple conservation architect consultants to lead a multi-disciplinary design team that includes (but not limited to) structural / civil engineers, quantity surveyors, and specialist surveyors as required (i.e., rot, asbestos, traffic, acoustic etc.) to provide a design for the conservation of selected buildings through the RIBA stages from 0 – 6. This approach should provide the Council with a direct route to market for future projects as and when they come to fruition.

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: £3,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71230000 - Organisation of architectural design contests
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71330000 - Miscellaneous engineering services
- 71340000 - Integrated engineering services
- 71350000 - Engineering-related scientific and technical services
- 71400000 - Urban planning and landscape architectural services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

II.2.4) Description of the procurement

The Council requires the provision of Royal Incorporation of Architects in Scotland (RIAS) (or acceptable equivalent) conservation accredited architectural consultancy services associated with the design for the conversion of existing buildings and / or construction of new build housing including, but not limited to, the following areas:

- Design and documentation services compatible with the RIBA plan of work 2020 stages 0 – 6 from initial feasibility through detailed design works; and
- Contract administration services during site works and handover

The properties / sites being pursued by the Council for regeneration are primarily, but not exclusively, listed buildings and therefore the Council is looking for a conservation accredited architect to lead a design team through various RIBA stages depending on project specific requirements.

Additionally, the Framework Agreement may also require the provision of engineering consultancy services (sub-contracted as necessary) as required to complete the design for the conversion of existing buildings and / or construction of new build housing, specifically, but not limited to, the following disciplines:

- Structural Engineer;
- Civil Engineer;
- M&E Engineer;
- Acoustic Engineer;
- Asbestos Surveyor;
- Rot Surveyor;
- Landscape Design;
- Energy Consultancy;
- Retrofitting Co-ordinator; and
- Ecological Specialists (i.e. bat, invasive species etc.)

Consultant's may also have the capability and capacity to fulfil the roles of contract administrator and principal designer in order to plan, manage, monitor and coordinate the pre-construction phase. This includes managing and mitigating any potential health and safety risks throughout the design process. Additional services as mutually agreed between the Council and Consultant may also be required.

Consultant's must be able to provide all roles and services stated within a Call-Off Contract. The primary contractual relationship will sit with the Council and the appointed Consultant; however, collateral warranties agreement may be required between the Consultants and any third-party sub-contractor (s) to support the delivery of Services.

Further information in regards to the scope of the Framework Agreement is detailed within condition 2.5 of the ITT document within the PCS-T System.

II.2.5) Award criteria

Quality criterion - Name: Skillset Availability and Qualifications / Weighting: 17

Quality criterion - Name: Delivery of Services / Weighting: 18

Quality criterion - Name: Project Management / Weighting: 15

Quality criterion - Name: Project Completion, Handover and Post Occupancy / Weighting: 10

Quality criterion - Name: Fair Work First / Weighting: 5

Quality criterion - Name: Community Benefits Methodology / Weighting: 2

Quality criterion - Name: Community Benefits Offering / Weighting: 3

Price - Weighting: 30

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-005378](#)

Section V. Award of contract

Contract No

NLC-CPT-21-110

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 June 2022

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

MAST Architects (MASTARARCH Ltd)

51 St Vincent Crescent, Glasgow

GLASGOW

G3 8NQ

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Page \ Park Architects Ltd

20 James Morrison Street

Glasgow

G1 5PE

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Robert Potter and Partners LLP

110 West George Street

Glasgow

G2 1QJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Smith Scott Mullan Associates

378 Leith Walk

Edinburgh

EH7 4PF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,000,000

Section VI. Complementary information

VI.3) Additional information

Following completion of the Procurement, it is the Council intention to appoint a maximum of six (6) Consultants within the Framework Agreement, this will be achieved by way of the appointing the Tenderers with the highest "Total Combined Score" (most economically advantageous tenders) within the Procurement to two decimal points.

The Council reserves the right to increase the number of Consultants appointed to the Framework Agreement where the Council considers this necessary to ensure sufficient competition and equal treatment of all Tenderers within the Procurement

Full details of the Council's approach to appointments within the Framework Agreement is detailed in condition 2.2 of the ITT Document.

Tenderers are encouraged to review and familiarise themselves with the ITT document located within the Supplier Attachment Area of the PCST System prior to submitting a Tender.

Bidders must complete the SPD (Scotland) within the Qualification Envelope of the PCST System as part of their submitted Tender. Further to Section III of this contract notice, the following minimum criteria will also apply:

Part II – Information Concerning the Bidder

A: Information About the Bidder;

B: Information About Representatives of the Bidder;

C: Information About Reliance on the Capacities of Other Entities; and

D: Information Concerning Sub-contractors on Whose Capacity the Bidder Does Not Rely.

Minimum level(s) of standards required:

The information required in Part II of the SPD (Scotland) is for information only and therefore will not be assessed however the Councils may choose not to select a Bidder that cannot provide basic company information.

Bidders should ensure that they submit appropriate SPD (Scotland) completed by other members of the group, if they are bidding as part of a group, others on whose capacity they rely, and known subcontractors on whose capacity they do not rely on, to satisfy any aspect of the SPD (Scotland).

Part III – Exclusion Grounds

Minimum level(s) of standards required:

Bidders will be assessed as a FAIL and will be excluded from the Procurement if they detail

that they are in any of the situations referred to in regulation 7 to 13 assessed in accordance with regulation 58 of the Public Contracts (Scotland) Regulations 2015

Part VI – Concluding statements

Minimum level(s) of standards required:

Bidders unable to complete this part of the SPD (Scotland) may be excluded from the Procurement.

All Tenderers must complete the Qualification, Technical and Commercial Envelopes within the PCS-T System as instructed.

Late Tenders will not be considered under any circumstances.

The Council will not provide additional notification to any Bidder of the rejection of a late Tender.

For the avoidance of any doubt, automated messages confirming receipt of a Tender should not be taken to imply acceptance of it by the Council.

The complete Tender (complete with SPD (Scotland)) should be submitted in accordance with the instructions given with the Form of Tender signed by an authorised representative i.e. company director or secretary (as registered within Companies House) or by a person authorised by the Bidder to do so.

The Council reserves the right to exclude any unclear, erroneous, qualified and / or incomplete Tenders received.

(SC Ref:698183)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

An economic operator that suffers, or is at risk of suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 or the Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Court or the Court of Session.