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Contract

Architect Services Framework

The Guinness Partnership Ltd

F03: Contract award notice

Notice identifier: 2021/S 000-026057

Procurement identifier (OCID): ocds-h6vhtk-0291ae

Published 19 October 2021, 9:39am

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

Bower House, 1 Stable Street

Oldham

OL9 7LH

Contact

Procurement

Email

Procurement@guinness.org.uk

Telephone

+44 3031231890

Country

United Kingdom

NUTS code

UKD - North West (England)

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Architect Services Framework

Reference number

DN525480

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

Guinness through its subsidiaries, Guinness Development Ltd and Guinness Homes Ltd (amongst other subsidiaries), commenced a build programme aiming to deliver 5,500 new homes by 2024. We are committed to building safe, high quality, well designed homes where people want to live. Using our financial strength, experience and scale, we are building new homes and communities across the country at a range of price points and tenures – from private sale to social rent.

Progress is being made and to support the delivery of the programme Guinness and its subsidiaries wish to establish a Framework for Architect services. This will support the delivery of a significant programme of new build schemes over the term of the framework. Guinness estimates this programme could mean up to 36 individual schemes commencing over the next four year period. The future programme is expected to focus on larger 25 to 500 unit schemes though it may include some smaller schemes as required. Guinness gives no guarantee on the volume of work allocated through the framework.

The framework is split into three regional lots and it is anticipated that up to three suppliers will be appointed to each lot. Approximately 50% of spend for new schemes is most likely to be in the London and South East, with 30% in the North and 20% in the South West Regions.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £1 / Highest offer: £6,666,666 taken into consideration

II.2) Description

II.2.1) Title

Lot 1 North

Lot No

1

II.2.2) Additional CPV code(s)

- 71210000 - Advisory architectural services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This is a framework for Architect Services in the North of England to support Guinness with its development programme. It is anticipated that up to three suppliers will be appointed to the lot and approximately 30% of spend for new schemes is most likely to be in the North region.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme Innovative Design or MMC / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 0-4 / Weighting: 12

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 5 - 7 / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Architect / Weighting: 4.5

Cost criterion - Name: Out of Hours working for Architect / Weighting: 1.5

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) Description

II.2.1) Title

Lot 2 South, London, South East

Lot No

2

II.2.2) Additional CPV code(s)

- 71210000 - Advisory architectural services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services

II.2.3) Place of performance

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

This is a framework for Architect Services in the South of England, including London and the South East to support Guinness with its development programme. It is anticipated that up to three suppliers will be appointed to the lot and approximately 50% of spend for new

schemes is most likely to be in the South, London and South East region.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme Innovative Design or MMC / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 0-4 / Weighting: 12

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 5 - 7 / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Architect / Weighting: 4.5

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Architect / Weighting: 1.5

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) Description

II.2.1) Title

Lot 3 South West

Lot No

3

II.2.2) Additional CPV code(s)

- 71210000 - Advisory architectural services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

II.2.4) Description of the procurement

This is a framework for Architect Services in the South West of England to support Guinness with its development programme. It is anticipated that up to three suppliers will be appointed to the lot and approximately 20% of spend for new schemes is most likely to be in the South West region.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme Innovative Design or MMC / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 0-4 / Weighting: 12

Cost criterion - Name: Fee Percentage Rates against construction value for Architect – RIBA stages 5 - 7 / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Architect / Weighting: 4.5

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Architect / Weighting: 1.5

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

Restricted 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: [2021/S 000-002631](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

Lot 1 North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 4

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

V.2.3) Name and address of the contractor

Bernard Taylor Partnership Limited

Stockport

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,000,000 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

1

Title

Lot 1 North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 4

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

V.2.3) Name and address of the contractor

Bowker Sadler Partnership Limited

Stockport

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,000,000 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

1

Title

Lot 1 North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 4

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

V.2.3) Name and address of the contractor

Dickerson Kirby Gilkes t/a DK-Architects

Liverpool

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,000,000 taken into consideration

Section V. Award of contract

Contract No

1

Lot No

2

Title

Lot 2 South, London, South East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 6

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

V.2.3) Name and address of the contractor

Avanti Architects Limited

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £3,333,333 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

2

Title

Lot 2 South, London, South East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 6

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

V.2.3) Name and address of the contractor

Maccleanor Lavington Limited

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £3,333,333 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

2

Title

Lot 2 South, London, SOuth East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 6

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

V.2.3) Name and address of the contractor

Pitman Tozer Architects Limited

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £3,333,333 taken into consideration

Section V. Award of contract

Contract No

1

Lot No

3

Title

Lot 3 South West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Ayre Chamberlain Gaunt Limited

Basingstoke

Country

United Kingdom

NUTS code

- UKJ - South East (England)

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £1,333,333 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

3

Title

Lot 3 South West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Broadway Malyan Limited

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £1,333,333 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

3

Title

Lot 3 South West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

RG+P Limited

Leicester

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £1,333,333 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service, Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom