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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](mailto: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

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## **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

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## **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

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**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

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### **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

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## **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

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**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**

Maccreeanor 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

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**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

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## **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

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**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

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## **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](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom