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Tender

Architecture Design Services Framework

LHC Procurement Group

F02: Contract notice

Notice identifier: 2024/S 000-035076

Procurement identifier (OCID): ocids-h6vhtk-045495

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Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group

Royal House 2-4 Vine Street

Uxbridge

UB81QE

Contact

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Telephone

+44 7960002929

Country

United Kingdom

Region code

UKI74 - Harrow and Hillingdon

Companies House

14601330

Internet address(es)

Main address

<https://www.lhcprocure.org.uk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/41>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/41>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Architecture Design Services Framework

Reference number

ADS2

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

Architecture Design Services framework is designed to provide an extensive range of architectural services, thereby catering to a diverse spectrum of requirements. This framework is strategically divided into multiple distinct lots, an approach that provides both clients and bidders with a heightened degree of flexibility and choice.

The framework will provide a rejuvenation of the pre-existing workstreams found within ADS1 and ADS1.1. This enhancement is undertaken with a purposeful intent to build upon the strengths of these previous iterations while providing additional flexibility and removing identified complexity from ADS1 & ADS1.1.

II.1.5) Estimated total value

Value excluding VAT: £75,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

Maximum number of lots that may be awarded to one tenderer: 4

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Bidders will only be allowed to bid and be appointed to a maximum of 3 lots. Micro/Small practices will be allowed to bid for a 4th lot (Lot 7) which is reserved for Micro/Small practices only. Lots 1 - 6 will have 2 spaces reserved for Micro/Small practices and 8 spaces open to all bidders.

II.2) Description

II.2.1) Title

Master Planning

Lot No

1

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This lot is for the preparation and production of Strategic or Project-specific Masterplans for various Public Sector Clients across London.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, embedding and delivering project specific social value, stakeholder engagement and consultation, options appraisals, business planning, traffic appraisals, land use and infrastructure surveys. They will also be able to demonstrate, by example, how social and environmental context, infrastructure and services, energy sources and security, connectivity and future needs have been successfully addressed in completed projects.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Education and Public Buildings

Lot No

2

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This workstream will include full Architects' Services for new, remodelled and refurbishment projects in the education, social care and non-housing community buildings sectors, as well as the commercial and industrial buildings sectors.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Homes

Lot No

3a

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This lot will include full Architects' Services for any low, medium or high-rise housing

projects.

This lot will be divided into two value bands:

- Lot 3a - VB1 £0 - £ 20million
- Lot 3b - VB2 £20 million +

The above value bands relate to the overall project construction value. They are not specific to the architect services contract value.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Homes

Lot No

3b

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This lot will include full Architects' Services for any low, medium or high-rise housing projects.

This workstream will be divided into two value bands:

- Lot 3a - VB1 £0 - £ 20million
- Lot 3b - VB2 £20 million +

The above value bands relate to the overall project construction value. They are not specific to the architect services contract value.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

They will also have demonstrated, by example, awareness of and excellent capability in social context, sustainability and low energy use in the realm of housing consultation, design, and delivery.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Retrofit & Decarbonisation Design Services

Lot No

4

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This workstream will include full Architects' Services for retrofit & decarbonisation projects and consultancy.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

They will also have demonstrated, by example, excellent coordination, consultancy and design aptitudes in regard to retrofit and decarbonisation projects, showing an ability to work in line with PAS 2035.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

MMC Architecture Services

Lot No

5

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This lot will include full Architects' Services for modern methods of construction (MMC), offsite, and modular building projects and technologies.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

They will also have demonstrated, by example, excellent coordination, consultancy and design aptitudes in regard to MMC, offsite, and modular building projects and technologies.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Public Realm and Landscape

Lot No

6

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This workstream will include full Architects' or Landscape Architects' Services for projects in the public realm.

Successful candidates will have demonstrated, through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost management.

They will also have demonstrated, by example, an excellent capability in the creation of imaginative, flexible, practical and future proofed solutions together with an awareness of historic context, character, identity and place, long life and low maintenance.

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

II.2) Description

II.2.1) Title

Micro/Small Architects

Lot No

7

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

This design workstream is targeted at practices that are Micro or Small organisations.

Successful candidates will have demonstrated through the ITT evaluation processes, excellent capabilities in project and team management, imbedding and delivering project specific social value, stakeholder engagement and consultation, project brief development, innovation, design skills, pre- and post-contract management and cost

management.

Practices bidding for this workstream must have an annual turnover of less than £1,000,000 (One Million Pounds) and this will be evidenced through review of accounting and financial evidence

II.2.5) Award criteria

Quality criterion - Name: General Quality Questions / Weighting: 40%

Quality criterion - Name: Lot Specific Quality Questions / Weighting: 40%

Cost criterion - Name: RIBA Stages / Weighting: 10%

Cost criterion - Name: Day Rates / Weighting: 10%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

2 x 1 year optional extensions to support the streamlining of multiple architecture frameworks to remove complexity in offering to the architecture market

II.2.14) Additional information

10 spaces to be appointed.

8 spaces open to all bidders

2 spaces reserved for Micro/Small practices

Subject to there being sufficient acceptable bids LHC PG will appoint a reserve list of 2 (two). These will be the 11th and 12th ranked Bidders for each lot.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Mandatory Membership of the Architects Registration Board (ARB) is a mandatory requirement for this framework

III.1.2) Economic and financial standing

List and brief description of selection criteria

Lot 7 - Turnover maximum of £1 million for financial year 2023/2024

Creditsafe, Liquidity, Profitability checks for all bidders - refer to ITT for details

Minimum level(s) of standards possibly required

Refer to ITT for more information

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

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4

years:

4 year framework with 2 x 1 year optional extensions. This decision was made to allow for the next iteration of this framework to be merged in to a larger consultancy framework to support a reduction in demand on the supply chain.

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: [2024/S 000-013193](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

17 December 2024

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 8 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

18 December 2024

Local time

9:00am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2L

Country

United Kingdom