



**Architect & Design Services (ADS)
Framework**

Webinar

November 2019

Jennifer Castle – Regional Manager LHC

Lakshman Gill – Procurement Consultant

Tony Woods – Technical Manager

Introduction

- LHC is proposing to work in **partnership** with Southwark Council to establish a Framework for Architect and Design Services (ADS)
- Where many procurement frameworks for architects ask onerous, non-design-related questions, set exclusionary thresholds and unnecessary bureaucratic obstacles, this framework takes a different approach. It not only pitches itself to architects of all sizes and experience, but deliberately sets low financial thresholds while maintaining a holistic view of value for money.
- It also includes a special lot for new designers to enter into public sector design, with maximum turnovers and a first of its kind method for forward evaluation, based on current work and future commissions. We expect that this will nurture a new generation of designers to start working for Southwark and other London councils.
- The Framework will be available to all Contracting Authorities within London
- LHC will be the lead for the procurement and all communication should be directed to them

Lot Structure

LOT	Discipline
LOT 1	Master Planning & Feasibility
LOT 2	Education / Social Care / Community Provisions
LOT 3	New Homes
LOT 4	Commercial / Industrial
LOT 5	Conservation & Heritage
LOT 6	Public Realm & Landscape
LOT 7	New Design

Lots & Value Bands

- Tenderers can bid for a maximum of 3 Lots
- Lots 2, 3 and 4 have value bands
- Value bands relate to net construction value
- There are 3 value bands:
 1. Value Band 1 = up to £5m
 2. Value Band 2 = £5m+ £20m
 3. Value Band 3 = £20m +
- You cannot bid for all value bands
- If you bid for value band 1 then you are precluded to bid for value band 2 and value band 3.
- If you bid for either value band 2 or value band 3 or both value bands, you are precluded to bid for value band 1

Lot 7

- Lot 7 relates to new design and innovation
- LHC and Southwark would like to encourage small or emerging practices to bid for this Lot
- Lot 7 will have a **maximum** turnover cap of £2m
- Tenderers with a turnover of greater than £2m will be precluded to bid for this Lot
- Tenderers with a turnover of greater than £2m can bid for Lots 1 – 6

Value of Framework

LOT	Discipline	Estimated Value (Southwark)	Estimated Value (other London Local Authorities)
1	Master Planning & Feasibility	£10.5m	£6.5m
2	Education / Social Care / Community Provisions	£9m	£7m
3	New Homes	£12m	£4m
4	Commercial / Industrial	£7m	£4m
5	Conservation & Heritage	£3m	£2m
6	Public Realm & Landscape	£6m	£2.5m
7	New Design	£5m	£1.5m
Total		£52.5m	£27.5m

Route to Market

- LHC will be using the **Restricted Process** (regulation 28 of the Public Contracts Regulations 2015)

1st stage Selection Questionnaire (SQ)

- Experience, capacity, financial checks & ARB registration
- Shortlist between 12 – 18 architects, dependent on each Lot

2nd stage Invitation To Tender (ITT)

Pricing Schedule, Method Statement, Specification, FAC-1 and Call-Off documents

- Award between 4 – 12 Architects, dependent on each Lot
- Most Economically Advantageous Tender (Price / Quality)
 - Quality 70%
 - Price 30%
- For Lots 1 – 6 Quality submission will be all 'written'
- For Lot 7 Quality submission will be part 'written' and part 'presentation'

Procurement Timetable

Activity	Dates
Issue OJEU Notice and SQ	19/11/19
Deadline to return SQ	3/12/19
Issue ITT	20/01/20
Deadline to return Tenders	20/02/20
Contract Award	08/04/20
Framework Commences	08/04/20

Proposed requirements at SQ stage

Lots	Construction Value	Shortlist to SQ	No. of appointments	PI Insurance minimum*	Annual Turnover required	Experience required
1 – Master Planning & Feasibility	N/A	18	12	£2m	×	1 x sector-relevant built OR unbuilt & reference
2 – Education/Social Care/ Community Provisions	£0-£5m	12	4/5	£2m	×	1 x sector-relevant build & reference
	£5m-20m	12	4/5	£2m	£1m (minimum)	
	£20m+	12	4/5	£2m	£1m (minimum)	
3 – New Homes	£0-£5m	12	4/5	£2m	×	1 x sector-relevant build & reference
	£5m-20m	12	4/5	£2m	£1m (minimum)	
	£20m+	12	4/5	£2m	£1m (minimum)	
4 – Commercial & Industrial	£0-£5m	12	4/5	£2m	×	1 x sector-relevant build & reference
	£5m-20m	12	4/5	£2m	£1m (minimum)	
	£20m+	12	4/5	£2m	£1m (minimum)	
5 – Conservation & Heritage	N/A	18	12	£2m	×	1 x sector-relevant build & reference
6 – Landscape Design	N/A	18	12	£2m	×	1 x sector-relevant build & reference
7 – New Design	N/A	18	15-20	£2m	£2m (<u>maximum</u>)	1 built & 1 unbuilt plus reference

E-Tendering Portal

- LHC will be using 'ProContract' as its e-tendering portal
- All communication will need to be made via the messaging facility
- Any communication made outside the messaging system will not be answered
- Please use link below to access this tender opportunity
- <https://procontract.due-north.com/Advert?advertId=5b740b2a-f0f3-e911-80fa-005056b64545>

Question and answers

