

Tender Submissions for architectural services for RIBA stage 4-7 for new Community Centre in Marden

8 Expressions of Interest received and tender submission envelopes sent out.

3 tender submissions received back.

The tender submission requirements and weighting percentages are shown below.

6. Tender Submission Requirements

The following should be submitted as part of this tender submission:

- **Completed Form A** – setting out Design Team fee proposals for RIBA Stages 4-6 (scoring percentage – 50%)
- **Short document setting out experience** in the following (no more than 2 No A4 pages for each) (scoring percentage – 20%):
 - Company and design team structures and personnel who would work on the project.
 - Sustainable design and in particular experience and understanding of Passivhaus/AECB Building Standard projects.
 - Experience of community projects (or similar sized projects) and how you would go about working with the Parish Council moving forward.
 - Evidence of delivering projects on budget and to time.
 - Indication of timescale for each RIBA stage – from approval of the planning application and gifting of the land to the Parish.
- **Outline project cost plan** (as set out above – and how design team fees fit within the cost plan) (scoring percentage – 10%).
- **Reasonable commuting distance to Marden** (scoring percentage 20%).

The following page shows the cost comparisons for items in each RIBA stage. The documents received from each company are given separately.

Relevant notes on the submissions are given below:

NOTES (see accompanying documents)

CBW Form A - yes; Experience - scanty apart from CVs; Outline cost plan - no

Follow-up - consider need £1,600/m² including Eco features. Consider if redesign to reduce wasted height can reduce build cost to £500k, subsequent reduced fees. Landscaping allowance £33,500, enabling works £15,000 but raised issue of warranties. Includes drainage but not utilities. More detail given including build cost and experience

CSH Form A - yes but RIBA 7 to be negotiated; Experience - yes; Outline cost plan - no but costs for AECB given, considers need £1,850-£2k/m² including Eco features

Follow-up - £620k for non-AECB 335m² but Eco features. Can't give split of landscape and enabling costs currently. Includes utilities, drainage, contractors costs etc

Zebra Form A - yes; Experience - detailed and CVs, includes map of commuting for team members; Outline cost plan - yes, for AECB and traditional building standard.

Follow-up - new outline cost x2 sent with site preparation and hard and soft landscaping excluded, considers traditional standard so high now that don't need AECB, maybe some extras needed; recommend Design and Build to reduce cost

	CBW	CSH	Zebra
Based in	Birmingham	Radstock	Worcester
Stage 4			
Architect	£14,599.00	£7,895.00	£9,975.00
Principal designer	£4,000.00	Inc.	£1,000.00
QS	£5,629.50	£600.00	£10,075.00
Civils engineer	£7,089.00	£8,700.00	£4,000.00
Structural engineer	Inc.	Inc.	£4,925.00
M&E	£6,965.57	£10,587.60	£4,000.00
Landscape architect	£3,085.80	Inc.	£1,850.00
Total Stage 4	£41,368.87	£27,782.60	£35,825.00
Stage 5			
Architect	£6,738.00	7% of build cost	£10,850.00
Principal designer	Inc.	Inc.	£1,750.00
QS	£4,378.50	£0.00	£6,890.00
Civils engineer	£2,363.00	£0.00	£500.00
Structural engineer	Inc.	£0.00	£500.00
M&E	£3,627.90	£2,463.36	£1,000.00
Landscape architect	£3,419.40	Inc.	£0.00
Total Stage 5	£20,526.80	£43,643.36	£21,490.00
Stage 6			
Architect	£673.80	Inc.	£750.00
Principal designer	Inc.	Inc.	£500.00
QS	£1,876.50	£0.00	£975.00
Civils engineer	£0.00	£0.00	£500.00
Structural engineer	£0.00	£0.00	£500.00
M&E	£2,466.97	£672.00	£1,000.00
Landscape architect	£1,084.20	Inc.	£0.00
Total Stage 6	£6,101.47	£672.00	£4,225.00
Stage 7			
Architect	£449.20	TBN	£1,750.00
Principal designer	Inc.	Inc.	£0.00
QS	£625.50	£0.00	£487.50
Civils engineer	£0.00	£0.00	£0.00
Structural engineer	£0.00	£0.00	£0.00
M&E	£1,451.16	£393.60	£750.00
Landscape architect	£750.00	Inc.	£0.00
Total Stage 7	£3,275.86	£393.60	£2,987.50
Total fees	£71,273.00	£72,491.56	£64,527.50
Build cost for 335m2	£556,000.00	£620,000.00	£914,000.00
335m2, traditional construction			£840,000.00
Total fees and build 335m2	£627,273.00	£692,491.56	£904,527 - £987,527
Total fees & build 335m2 with exclusions (various)	£578,773.00		£645,527 - £716,527