## ARCHITECT LED DESIGN TEAM FRAMEWORKS BRIEFING SESSION

Wood Quay Venue 15<sup>th</sup> October 2018



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## Agenda

3.45 pm - Registration

4.00 pm – Introduction by Ali Grehan: City Architect

4.15 pm – System-Build Programme

- Competition Process

5.10 pm – Q&A

5.50 pm – Close



# **Framework Overview**

#### Dublin City Council intends to procure Architect led Integrated Design Team frameworks, in two lots:

Lot 1 – For projects with an estimated construction value of less than €15m

Lot 2 – For projects with an estimated construction value in excess of €15m

#### Expected Framework values over four year lifetime (est. construction value):

Lot 1 - €65,000,000Lot 2 - €1,100,000,000.

#### **Procurement timescale:**

Stage 1 – REOI to commence in October 2018 Stage 2 – Invitation to tender to commence January 2018 Framework to be established and initial contracts to be awarded in March 2019 Subsequent mini call-off competitions to commence immediately afterwards

#### Projects to be awarded under the framework:

- Feasibility studies / Master-planning services
- Area regeneration projects ie: Housing and Civic projects
- New build residential projects: traditional contract / design & build contract
- New build Civic Projects: traditional contract / design & build contract
- Residential and Civic retro-fit/refurbishment projects
- Conservation projects & works to protected structures
- Small works: Extensions, Area Office projects
- Public realm and precinct improvements







# **Project Area Examples**

(For illustrative purposes only, examples generally include projects already commissioned in whole or in part)



## Feasibility studies / Masterplanning



**Urban regeneration at Dolphin House** 

Regeneration of blocks built in 1950's to provide 575 units





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# **Area Regeneration**

Matt Talbot Court

**Gardiner St** 

Ballybough House

Dunne St / Clarence St

Constitution Hill

**Dorset St** 

Bernard Curtis House & Tyrone Place (off map)

> Lissadell Rd (off map)

Initial programme of 9 estates comprising 31 blocks.

Feasibility studies underway examining retrofit and demolition options.

### **New Build Residential**





St Teresa's Gardens



Cornamona Court



North King Street



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Parnell Square Cultural Quarter – New City Library



North City Operations Depot



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### **Retro-fit / Refurbishment**



**Rutland Street School** 

Kevin Street Library





### Conservation



Hugh Lane Gallery



Sealawn Lodge



The Mansion House



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### **Public Realm**









The Ranalagh Triangle

# Why hold this briefing session?

### a) System building:

- To give a summary of the 'system build' housing programme to date
- To outline the 'system build' Apartments programme
- To highlight the main considerations when designing 'system build' schemes

### b) Integrated Design Team Frameworks procurement:

- The competition process
- Stage 1 procurement SAQ forms
- Framework operation



## a) System-Building



## System Build Housing (Design & Build contract)



St Helena's Drive – 38 units



Cherry Orchard – 24 units

#### System Build Housing (Rapid Delivery)

- Pilot and Phase 1: completed 2016-2017 (131 homes)
- Phase 2: 88 homes under construction (16 completed in Aug/Sep 2018)

#### Systems Employed to date:

- Combination timber frame 2D panelised and timber frame volumetric systems with site applied external brickwork and cladding systems
- L.G.S.F. 2D panelised system with site applied external brick/blockwork
- Timber framed volumetric system with site applied external cladding systems
- S.I.P. volumetric system with site applied external brickwork

#### Key Lessons Learned:

- Accelerated procurement programme impractical
- Cost of units is comparable to traditional build
- Standardised plan forms can lead to greater efficiencies in production and reduced timescales for delivery
- Necessity for significant COW oversight during construction both on site and at manufacturing facility
- Necessity of early liaison with utility providers to ensure timely attendance and connection of mains services
- Necessity for a design development period (post tender)
- Compliance Sample required in order to adequately interrogate construction details
- Need to give greater consideration to finishing materials, external works and site finishes for inclusion in future tender packages
- Importance of interface between Assigned Certifier and Design & Build Team
- Emergency planning process can lead to protest due to lack of meaningful consultation





# Volumetric Report Key Findings (November 2017)

- Cost of procuring projects using 3-dimensional system is on a par with traditional build costs.
- Volumetric system building has potential to provide approx 40% programme improvements over traditional methods of construction.
- More significant programme advantages may be achieved by packaging a number of projects to be constructed simultaneously using standardised specifications and module layouts
- Recommended method of procuring off-site systems is via a specialist multi operator Design/Build contractors framework
- Commitment to a continuing roll out of projects using volumetric systems is critical to attracting sufficient suppliers to ensure a competitive tendering process.
- Design flexibility does not have to be constrained by off-site systems, however the designer needs to be cognisant of certain design parameters.
- Quality control of detailing and interior finishes in factory manufactured modules is far superior to that achievable on site
- The off-site construction process leads to a significantly reduced carbon footprint, reduction in waste produced and more opportunities to recycle
- Working conditions, e.g. climate control and health & safety in a factory setting, are far superior to those available on a traditional building site.





# System build apartment programme

### • Pilot project:

5 homes on a site at Fishamble street – Dublin 8

### • Bundle 1:

263 homes on four sites at Bunratty Road - Dublin 5, Bonham Street – Dublin 8, Cork/Chamber Street – Dublin 8, Springvale Chapelizod – Dublin 20

Note: The contents of bundles 2 - 4 are subject to change at the discretion of the Contracting Authority and may not be offered sequentially.

#### • Bundle 2:

140 – 15 homes on two sites at Dublin 5 & Dublin 8

- Bundle 3:
  230 250 homes on three sites at Dublin 13, Dublin 11 & Dublin 17
- Bundle 4: 330 – 350 homes on a site at Dublin 5





## System build apartments – current projects





#### **Pilot Project – Fishamble Street**

- 5 No 1 & 2 Bedroom apartments on a site at Fishamble Street, Dublin 8
- Expected to commence on site in December 2018



#### Bundle 1:

- 263 homes (14 No 3 bedroom houses and 249 No 1, 2 & 3 Bedroom apartments) on four sites at Bunratty Road, Bonham Street, Cork/Chamber Street, and Springvale.
- Expected to commence on site in Q1 2019



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# **Volumetric / System build:**

Modern methods of construction are not limited to one approach. System options include:

- Three dimensional volumetric systems
- Hybrid three dimensional and two dimensional panelised systems
- Two dimensional panelised systems

#### The following should be noted:

- Any scheme design and the associated system proposed for use on projects for Dublin City Council must be permanent structures, specifically designed with regard to the requirements and context of their subject site.
- All homes must be fully compliant with all relevant statutory provisions & guidelines, and in particular, they must be in full compliance with the current Irish Building Regulations, and be certified in accordance with the Building Control Amendment Regulations by an independent Assigned Certifier.
- All homes must have a minimum guaranteed lifespan of 60 years for all main elements



# Volumetric / System build: Key considerations

Design flexibility does not have to be constrained by the use of modern methods of construction or off-site systems.

- Modules should stack from floor to floor ie: loadbearing perimeter wall of the units must align with the walls of the units above and below. This is system dependant but should be taken as good design practice to allow the greatest possible structural stability and system flexibility.
- Individual apartments are typically comprised of a number of modules. The increase in internal wall thickness due to 'double walls' should be accounted for at the initial design stage. This must not be allowed to impact on minimum room dimensions and floor areas, and should also be considered regarding the scheme as a whole in order to avoid unexpected increases of the building footprint.
- Ceiling to floor dimensions are similarly increased to account for the ceiling of one module and the floor of another. This should be noted in relation to individual storey heights and in relation to the overall building height.
- · Connection details between modules also be carefully considered to allow for site conditions and constraints.
- Internal service connections and access to same must be clearly established and set out at the initial design stage to allow for lifetime servicing and maintenance.
- Cladding systems and elevational treatments should not be significantly affected by the use of off site systems. Virtually all cladding types may be employed including traditional brick, natural stone etc. The use of cantilevered and inset balconies is also possible but should be allowed for in the detail and structural design of the base module.
- Careful consideration should be given to fire stopping and fire prevention at all stages, from design through to construction on site. This is true both in terms of fire spread via the façade and also between individual dwellings.
- The greatest potential improvement in efficiency and delivery timeframes is to be gained through the use of a minimum number of module sizes and types. Where possible the designers should minimise number of different modules required in order to reduce both construction cost and time lost due to manufacturing set up.
- Consideration should be given to the overall module widths with regard to transportation and delivery & erection on site. Any module wider that a standard container truck may require additional liaison with Gardai and various roads authorities, and exceptionally wide units may also require a Garda escort. Site constraints will also be a factor with regard to unloading and erection.





## **Principles of System Building Design**



# Challenges

- Expanding pool of available consultant design teams by encouraging design consultants to develop a working understanding of volumetric construction
- Developing better working knowledge of volumetric construction across the contracting authority as the number of projects delivered using volumetric construction expands
- Developing supplier/market interest in working in the Irish Market and the Dublin region
- Developing strategies which encourage existing contractors as well as new entrants into the Irish market and mitigate risks associated with an over reliance on a small number of contractors/suppliers
- Demonstrating availability of suitable projects in order to retain market interest and confidence in the potential market
- Concerns regarding the market's ability to deliver at scale in the Dublin region
- Identifying available sites within Dublin City Council's administrative area which would exploit the benefits of volumetric system build construction.
- Dealing with the consequences of accelerated planning in the community if used
- Gaining the support of the utility providers and their assistance in fast-tracking utility connections in line with the rapid build nature of volumetric construction





# **b)** Competition Process



# **Competition Process**

- Inclusion of design teams on the framework will be on the basis of an initial competition, with the highest scoring applicant in the initial competition being awarded the contract for that initial project in each lot. A number of other suitably qualified applicant teams will be admitted to the overall framework in each lot.
- The procurement process will be carried out using a 2 stage restricted procedure in each of the lots.
- Stage 1 (Request for expressions of interest) generally consists of assessing the proposed design team members with regard to their past experience, technical capacity, resources and general methodology. This will be by way of qualitative criteria and the submission of a number of weighted pass/fail criteria and declarations. Full details of the assessment criteria will be issued with the Stage 1 documentation.
- Stage 2 (Invitation to tender) will consist of a project specific submission from the applicants relating to the initial project in each lot. Applicants will be required to submit a project specific team and a description of the specific methodology to be applied to the subject project in one or both lots. Full details of the assessment criteria will be issued with the Stage 2 documentation.



# **Competition Process**

- The competition will be carried out via the eTenders website.
- All teams wishing to express interest and make a submission, must register on the eTenders system: <u>www.etenders.gov.ie</u>.
- The procurement will be tagged using C.P.V. codes. When registering, applicants should complete the relevant C.P.V. codes for their own service ie: 71200000 – Architecture and related services, 71312000 – Structural Engineering Consultancy Services etc.
- The procurement process will be fully electronic. All Documentation will be issued in digital format via the eTenders system, and all submissions must be returned via the same system.
- All correspondence between applicants and the Contracting Authority must be submitted and responded to via the eTenders message system to ensure transparency and auditability.
- Any queries relating to the content of the documents or the process at each stage must also be submitted to the Contracting Authority via the eTenders message System. The response to a query from any individual applicant team will be issued to all applicant teams in order to ensure equal treatment.
- Applicant teams are responsible for making their own submission at each stage, and must complete all steps to ensure that the relevant information is uploaded and submitted. Applicants must ensure that they allow sufficient time for upload and submission on or before the deadline for receipt of R.E.O.I. or tenders.
- The eTenders helpline is extremely helpful. Email the helpdesk on etenders@eu-supply.com or Call +353 (0)21 243 92 77 during office hours (09:00am 17:30pm GMT)





There will be an S.A.Q. (QC1 v2.0) issued for each Principal Service Provider (listed at 1.4) to complete in full.



#### For the Architect (Design Team Lead) SAQ responses:

#### Section 2: Applicant Details & details of Design Team

- Each Applicant team (Lead applicant and other team members) must fill in the required information under Section 2: Applicant Details
- For the Architect/Lead Applicant SAQ only, at 2.2 fill in the details of the rest of the Design Team/Principal Services Providers (listed at 1.4.). Please note that a separate SAQ form must be submitted by each design team member.
- All tenderers should read the full Note regarding Multiple Participation, Conflict of Interest and Lots.





#### Section 3: Assessment Criteria

No. <sup>7</sup>	Requirement/Criterion	Applicable	Response Evaluation		Response Evaluation		
3.1	TENDERER'S PERSONAL SITUATION	Yes	Declaration Required	Pass/Fail			
3.2	PROFESSIONAL OR TRADE REGISTER	No	Not Required	N/A			
3.3	FINANCIAL & ECONOMIC STAN	DING					
3.3a	Annual Turnover (Service)	Yes	Declaration Required	Pass/Fail			
3.3b	Balance sheet or Extracts from a Balance Sheet	Yes	Declaration Required	Pass/Fail			
3.3c	Banker's Letter	Yes	Declaration Required	Pass/Fail			
3.3d	Other Financial/Economic Information/References	No	Not Required	N/A			
3.3e	Prof. Indemnity Insurance	Yes	Declaration Required	Pass/Fail			
3.3f	Public Liability Insurance	Yes	Declaration Required	Pass/Fail			
3.3g	Employer's Liability Insurance	Yes	Declaration Required	Pass/Fail			
3.4	TECHNICAL CAPABILITY (Servi	ce Provider's	Competency)				
3.4a	Qualifications (Managerial)	Yes	Declaration Required	Pass/Fail			
3.4b	Qualifications (Personnel)	Yes	Declaration Required	Pass/Fail			
3.4c	Services over the Past 3/5/7 Yrs	Yes	Evidence Required	Qualitative			
3.4d	Measures for Ensuring Quality	Yes	Declaration Required	Pass/Fail			
3.4e	Average Annual Manpower over the Past 3 Years	Yes	Declaration Required	Pass/Fail			
3.4f	Technical Equipment Available	No	Not Required	N/A			
3.4g	Technicians or Technical Bodies	No	Not Required	N/A			





#### **3.1 Declaration of Personal Situation**

No. <sup>7</sup>	Requirement/Criterion	Applicable	Response	Evaluation
3.1	TENDERER'S PERSONAL	Yes	<b>Declaration Required</b>	Pass/Fail
	SITUATION			

**3.1:** (Ref. e.g. professional misconduct, tax default, history of criminal conviction, etc.) There are three parts to this declaration: **Appendix A, Appendix A1** and the signed declaration at the end of the Questionnaire (**Section 4**).

All three declarations must be submitted with the application.

#### 3.2 Professional or Trade Register

3.2	PROFESSIONAL OR TRADE	No		Not Required	N/A
	REGISTER				

**3.2**: This section may not be applicable to this competition



#### **3.3 Financial and Economic Standing**

3.3	FINANCIAL & ECONOMIC STANDING				
3.3a	Annual Turnover (Service)	Yes	Declaration Required	Pass/Fail	
3.3b	Balance sheet or Extracts from a Balance Sheet	Yes	Declaration Required	Pass/Fail	
3.3c	Banker's Letter	Yes	Declaration Required	Pass/Fail	
3.3d	Other Financial/Economic Information/References	No	Not Required	N/A	
3.3e	Prof. Indemnity Insurance	Yes	Declaration Required	Pass/Fail	
3.3f	Public Liability Insurance	Yes	Declaration Required	Pass/Fail	
3.3g	Employer's Liability Insurance	Yes	Declaration Required	Pass/Fail	

3.3: has 6no. applicable sub-sections: a, b, c, e, f, g

- For each of these a signed Declaration is required with the initial submission. The completion of these Declarations in this section are considered to be the signature on the last page of the Questionnaire.
- The Evidence to back up these Declarations will be requested prior to shortlisting for Stage 2 and must be submitted within the specified period or will be requested prior to Appointment as outlined in the criterion description.



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### 3.4 Evidence of Technical Capability

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3.4	<b>TECHNICAL CAPABILITY (Servi</b>	ce Provider's	Competency)	
3.4a	Qualifications (Managerial)	Yes	Declaration Required	Pass/Fail
3.4b	Qualifications (Personnel)	Yes	Declaration Required	Pass/Fail
3.4c	Services over the Past 3/5/7 Yrs	Yes	Evidence Required	Qualitative
3.4d	Measures for Ensuring Quality	Yes	Declaration Required	Pass/Fail
3.4e	Average Annual Manpower over the Past 3 Years	Yes	Declaration Required	Pass/Fail
3.4f	Technical Equipment Available	No	Not Required	N/A
3.4g	Technicians or Technical Bodies	No	Not Required	N/A





#### 3.4 Evidence of Technical Capability

3.4 has 5no. applicable sub-sections: a, b, c, d, e

3.4 a, b, d & e require Declarations

3.4 c requires Evidence to be submitted with the application

**3.4 a & b** refer to the requirements for Education, Training & Experience of Managerial Staff and Personnel respectively. Relevant Health and Safety training/qualifications is included in the requirements (ref. **3.4.1 a & b**). The Applicant must be able to provide evidence of the qualifications and experience declared upon request. CVs are not required at Stage 1 but will be required at Stage 2 of the competition.

**3.4 c** requires evidence relating to the applicant's Technical Services provided over the Past 5 Years. This evidence must be submitted with stage 1 of the application. The evidence is filled in on **Appendices B1 and B3**. Evidence is in the form of a list and detailed description, including graphic material, of 4no. commissions carried out over the past 5 years.

These projects/commissions should be of a similar nature and complexity of the projects that will be awarded under the proposed framework. The projects will be assessed qualitatively based on the description of award criteria provided in the SAQ. Projects that demonstrate that they are similar in nature and complexity to the projects to be delivered by the proposed framework will score more highly than projects which do not demonstrate this similarity.

Applicants must also provide information regarding Health and Safety in project design as outlined under **3.4.1c.** The provision of this information is a pass/fail requirement.





### 3.4 Evidence of Technical Capability

**3.4d** Measures for Ensuring Quality only requires a Declaration at Stage 1 submission The evidence required to demonstrate this criterion will be requested (prior to shortlisting or at Stage 2?). This evidence should include a description of office management systems, IT systems, internal quality assurance policy, any third party accreditation, CPD, how the applicant manages quality during the construction phase, etc.

**3.4e** Average Annual Manpower over the past 3 Years only requires a Declaration at Stage 1 submission. The document outlines the numbers of personnel of varying grades (manager, senior, assistant, etc.) required. The evidence required to demonstrate this criterion will be requested (prior to shortlisting or at Stage 2).

### Section 4: Declaration

Applicants MUST sign this as part of their application, as this is what constitutes the Declaration for the various criteria (in addition to Appendices A and A1).





## **Framework Operation**

- Subsequent design commissions will be awarded by way of mini call-off competition following the initial competition process and establishment of the framework
- Each mini call-off competition will consist of Stage 2 (Invitation to tender) of the competition process only. No pre-qualification of the previously assessed team members will be carried out.
- Each competition will be awarded on a series of project specific assessment criteria to be issued with the documentation for each project.
- The initial period of the framework is expected to be one year, with an option to extend the life of the framework up to a maximum of four years from its establishment.



# Q & A

Ali Grehan – City Architect, Dublin City Council Cian Harte – Senior Architect, Dublin City Council Mary McQuillan – Senior Architect, Dublin City Council Liz McCarthy – Director Operations, Greenville Procurement Partners

A copy of this presentation will be uploaded to the Dublin City Architects Blog at http://www.dublincityarchitects.ie/



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### **Thank You**

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