

galeri

Consultant Brief

38 & 40 Bridge street, Caernarfon, LL55 1AB.

Architects and Project Management



Wedi ei ariannu gan
Llywodraeth y DU

WEDI'I YRRU GAN
**FFYNIANT
— BRO —**

Design Brief - Architects

Background

The Galeri Caernarfon Cyf have secured funding through the shared prosperity fund and Gwynedd council to purchase 4 retail properties within Caernarfon town centre. The aim of the project is to renovate these empty properties to provide buildings with retail spaces on the ground floor and residential spaces on the upper floors. By renovating these properties the aim will be to have a transformative effect on Caernarfon town centre.

This project leverages Galeri's extensive experience in purchasing and refurbishing vacant commercial properties for a variety of uses identified as meeting the needs and offering opportunities in Caernarfon. It will build on the work previously undertaken by Galeri in the 1990s which had a transformative effect on Caernarfon town centre.

Brief

Galeri Caernarfon Cyf wishes to appoint qualified and experienced Architects in the field of repurposing commercial buildings to lead on the design and project management of the refurbishment of 38 & 40 Bridge street into 2 distinctive retail spaces on the ground floor and residential flats above, through **RIBA stages 0 - 7** and to comply with the 2015 CDM Regulations. The design of the repurposed building is expected to suit and respect its setting and environment. Galeri have established its own dedicated Project Team to lead on the development. Successful architects will be expected to be accountable to, and work closely with, the Project Team throughout the design and construction process.

You will also need to appoint consultants for:

Project Management & QS

M + E Services

Structural and Civil Engineering

Any additional consultants required for the project

Site Identification

The site under consideration is currently in the process of being purchased by the Galeri. It sits within a terrace of commercial properties which collectively lie within one of the key town centre areas for trade.

At the front, the site has direct access onto Bridge street. Planning approval will need to be sought for residential useage on the upper floor.

There are mains water, electricity and sewerage facilities on the site but they may have to be upgraded. We would welcome ideas for the use of renewable energy for these properties.

The Design

General

We want an innovative scheme that has a 'wow-factor' but also be considerate to its surroundings. The design will need to include a commercial space (ground floor) and a residential unit above.

We anticipate that this will be a relatively straight forward project. We are looking for architects with the vision, expertise and experience in the field of converting prominent town centre buildings to create exciting new spaces; a building which the whole community can be proud of.

The purpose for which the building is to be used is yet to be identified. The building must comply with building and fire regulations in the context of the end use of the building.

There is a requirement that the design be done using BIM software, and that we integrate all consultants' designs into one model.

Design Standards

In line with the Company's aspiration to aim for 'net-zero', the finished building will be expected to meet the BREEAM environmental 'Excellent' standard or higher. We will seek your guidance to achieve our desire of having the highest standard practically possible. We would welcome proposals for a building that is both structurally sustainable and fuel efficient.

Retail space

The current retail space will be retained in terms of its proportions but the layout of the space can be altered if required.

Communal Area

Communal areas will be the main entrance area into the building and the rear access to the narrow pathway.

Possible Difficulties

The properties are not listed buildings. Whether the site lies in a Planning Conservation area has not been established.

Community Engagement/Linguistic Needs

The appointed Architects will be expected to work closely with the Company when engaging more widely with the project. Information events for different audiences may have to be held. These events would have to be held bilingually, and all written or visual material will be expected to be in both Welsh and English.

Fee Base

Your bid fee must include for providing all the necessary services for the design, construction and refurbishment works and completion of the project from stages **0 - 7 RIBA**. The fee should also include for all travel, printing costs etc. Please note that all consultants will be expected to attend the Design Team meetings, BREEAM workshops, a pre-contract meeting, monthly site meetings and a snagging / commissioning meeting on completion of the work. Consultants will also be expected to attend as required to discuss and resolve any disputes that arise during the course of the work - at no cost to the Client.

The documentation provided by the Architects shall include all necessary detailed design plans, specifications and reports as required for the Project.

The design will have to be modeled through BIM software.

Linguistic Requirements: -

The successful Consultants will need to ensure that the service provided through this agreement complies with Galeri's Welsh Language Policy.

Freedom of Information Act: -

Galeri is committed to open governance and operates in accordance with its responsibilities as a limited company.

Invitation to tender

We will be publishing an Invitation to Tender through the Galeri's website, www.galericaernarfon.com.

Bid selection process

In addition to a fee percentage, we will use a list of technical questions to score applications, and will be looking for strong evidence of knowledge and understanding of current good practice in tackling empty commercial buildings in town centres.

We will score applications on the following basis:

Technical (Quality) questions - 70% ; Commercial (Price) - 30%

The Project Team may wish to arrange a panel to interview Architects if the expected information is not clear from the tenders. We will inform you if we will need to interview you.

Timeline for selecting applications

Applications to be returned by email to gwyn.williams@bic-innovation.com by 12.00pm on 4th of January 2024

Letter of appointment to be sent out by 8th of January 2024

Instructions for tenderers

The following documents are included as part of the tender pack:

1. Invitation to Tender
2. Design Brief
3. Eligibility Questionnaire
4. Technical and Commercial Questionnaire
5. Non-Collusion Certificate

Your tender will be scored using the Quality / Price Matrix, and all tenderers will be notified by the 8th of January 2024.

Your contact at Gaelri will be:

Gwyn Williams – gwyn.williams@bic-innovation.com

☎ 01248 671 101

