



Ambasciata d'Italia
Londra

MINUTES OF THE TELEMATICS PROCEDURE

First stage of the restricted ordinary procedure “Comprehensive Design and Consultancy Services for Residential Conversion of the Property Located in 14 Three Kings’ Yard - RIBA Stages 2-6” - CIG: B3596480B5

PREMISES:

- On 4 October 2024, with Decision No. 105, the Embassy of Italy in London initiated the Restricted Procedure to, in the first stage, encourage the participation and consultation of as many potentially interested suppliers as possible and, subsequently, in the second stage, identify the contractor for the provision of technical services related to “Comprehensive Design and Consultancy Services for Residential Conversion of the Property Located in 14 Three Kings’ Yard - RIBA Stages 2-6” - CIG B3596480B5.
- The same Decision appointed Dr Paolo Proietti as the Sole Project Manager, acting as Administrative, Consular, and Social Deputy Commissioner at the Embassy of Italy in London.
- On 4 October 2024, the tender notice was published on the platform <https://amblondra.acquistitelematici.it>, the website of the Embassy of Italy in London, and the website of the Italian Ministry of Foreign Affairs and International Cooperation.
- Clause 3.3 of the tender notice states that if fewer than five (5) applications are received, all economic operators meeting the participation requirements will be invited to the next stage of the procedure. Conversely, if more than five applications are received, the aforementioned

Commission will select the five operators with the highest scores according to the evaluation criteria outlined in the notice.

- As of the application submission deadline, set for 12:00 PM GMT on 8 November 2024, applications from the following 13 (thirteen) economic operators were received in chronological order of submission:

| Tenderers | Date | |
|-------------------------------|----------------------------------|--|
| RTI_Nousfera | 07 novembre 2024 11:08:49 GMT | Consortium: - Nousfera Lab S.r.l. - Holder Mathias LLP |
| Purcell Architecture Ltd | 07 novembre 2024 16:41:10 GMT | Single Entity Participation |
| ACPV ARCHITECTS | 07 novembre 2024 17:55:12 GMT | Consortium: - acpv architects s.r.l. - Sabbadin Corti Ltd - Heritage Architecture Ltd - Planning Communication Ltd (trading as Logic Planning) |
| Pick Everard | 08 novembre 2024 8:39:26 GMT | Single Entity Participation |
| Beeng Consorzio Stabile Scarl | 08 novembre 2024 9:52:30 GMT | Consortium: - Beeng Consorzio Stabile Scarl - Pro.System Srl - Galeazzo Architetti Associati - Pontello - Architecture & Engineeringltd |
| Avanti Architects Limited | 08 novembre 2024 10:50:14 GMT | Single Entity Participation |
| Lyndon Goode Architects Ltd | 08 novembre 2024 10:59:01 GMT | Single Entity Participation |
| Husband and Partners | 08 novembre 2024 10:59:15 GMT | Single Entity Participation |
| UK-ITALY | 08 novembre 2024 11:23:12 GMT | Consortium: - Ing. Arch. Marco Carrara - Omnide Ltd |

| Tenderers | Date | |
|-----------------------------------|----------------------------------|---|
| Studio PDP | 08 novembre 2024 11:35:03 GMT | Single Entity Participation |
| MC3 Architettura RTI | 08 novembre 2024 11:35:31 GMT | Consortium: - MC3 Architettura S.r.l. - Studio Associato Barreca e La Varra - Crawford and Gray Architects Ltd |
| Aukett Swanke Ltd | 08 novembre 2024 11:39:51 GMT | Single Entity Participation |
| Fletcher Priest Architects LLP | 08 novembre 2024 11:43:56 GMT | Single Entity Participation |

➤ On 11 November 2024, a Commission was appointed under Clause 6.1 of the tender notice to verify the completeness and regularity of the documentation submitted and to ensure that the economic operators meet the participation requirements for the tender. The Commission consisted of three members:

- Dr Federico Balsani, Administrative Expert at the Embassy of Italy in London, acting as President;
- Dr Paolo Proietti, Administrative, Consular, and Social Deputy Commissioner of the Embassy of Italy in London, acting as Sole Project Manager (R.U.P.);
- Dr Renato Montalbano, Deputy Administrative, Accounting, and Consular Commissioner at the Embassy of Italy in London, who also served as Secretary.

At 2:37 PM on 11 November 2024, the Commission convened to verify the completeness and correctness of the administrative documentation submitted by the economic operators and to assess whether they met the requirements set out in the tender for participation in the procedure in question.

The documentation submitted by the candidates was reviewed on the platform <https://amblondra.acquistitelematici.it> in chronological order of application submission.

The Commission decided to exclude the following applicants for the reasons indicated:

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| Ing. Arch. Marco Carrara | Tenderer's information (Schedule 1): The tenderer declares a turnover for the year 2021 in respect of the constituting RTI which is below the required minimum amount of GBP 800,000. As the tenderer does not meet the economic and financial requirement specified in paragraph 4.3 of the ITT, they are excluded. |
| Husband and Partners Architects Ltd Carpenter | <p>Tenderer's information (Schedule 1): The tenderer declares a turnover for only two years (instead of the required three), and the turnover for both years is below the required minimum annual amount of GBP 800,000. Additionally, the tenderer declares that they do not intend to directly manage the services specified in the ITT, which is in clear conflict with the requirements outlined in the tender documents (see paragraph 2 of the ITT). For these reasons, the tenderer is excluded.</p> <p>Lastly, for the sake of completeness, it should be noted that the tenderer erroneously submitted Schedule 2 twice instead of Schedule 3, which relates to the performance bond. It is not deemed necessary to activate the clarifications procedure to obtain the missing document, as the tenderer is excluded for failing to meet the economic and financial requirements as well as for the additional reasons mentioned above.</p> |

Additionally, during the verification process, the Commission initiated a clarifications procedure with the following applicants, requesting further details and supplementary documentation as specified below:

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| Acpv architects s.r.l | <p>Tenderer's information (Schedule 1): Requested declaration of Commitment to form a Consortium.</p> <p>Information provided as requested and declared valid.</p> |
| Beeng consorzio stabile scarl | <p>Requested details of the subcontractors possessing the ISO 14001, 45001, and 27001 certifications as declared in Schedule 1. Additionally, requested proof to the contracting authority to have access to the necessary certifications. This can be demonstrated by presenting a formal commitment from the subcontractors, as highlighted in Clarification No. 3.</p> <p>The bidder has submitted the three ISO certifications provided by third parties acting as subcontractors. However, they did not specify the roles these subcontractors would play in the project. As stated by the contracting authority, the qualifications of subcontractors are valid only if they have a significant role in the execution of the contract. Nonetheless, it has been decided not to request further information given the current ranking position.</p> |

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| Avanti Architects Limited | Tenderer's information (Schedule 1): requested to state clearly what role Avanti Architects played in the Great Ormand Street Hospital Parent's Accommodation (A.3), Ram Brewery (B.1) and Morley House (B.2) projects. Information provided as requested and declared valid. |
| Studio PDP | Tenderer's information (Schedule 1): requested to state clearly what role Studio PDP played in the selected projects (criterias A and B). Information provided as requested and declared valid. |
| Fletcher Priest Architects LLP | Tenderer's information (Schedule 1): requested to state clearly what role Fletcher played in the selected projects (criterias A and B). Information provided as requested and declared valid. |

The Commission subsequently proceeded to assign scores based on the following criteria:

| | Score | Evaluation Criteria | Scoring Method |
|----------|--------|--|--|
| A | 0 to 3 | Professional 1 point is allocated for each project (3 points maximum) carried out, in the last five years, with a value of at least £5,000,000. | Experience with <u>Listed Buildings</u> : Proven track record in handling projects involving listed buildings according to UK regulations, <u>demonstrating a deep understanding of heritage conservation and compliance with statutory requirements.</u> |
| B | 0 to 3 | Professional 1 point is allocated for each project (3 points maximum) carried out, in the last five years, with a value of at least £5,000,000. | Expertise in <u>Residential Conversions</u> : Experience and success in converting commercial or office buildings into high-end residential properties in urban settings according to UK regulations, <u>demonstrating creativity and innovation in architectural design, with a focus on</u> |

| | | | |
|----------|--------|---|---|
| | | | <u>sustainable practices and modern living standards, while respecting the historical context of the building.</u> |
| C | 0 to 3 | Professional Industry Recognition: 3+ industry awards or recognitions for relevant projects: 3 points. 1-2 industry awards or recognition for relevant projects: 2 points. No industry awards or recognition: 0 points. | Reputation: Firms that have been consistently recognized with prestigious industry awards, accolades, and formal recognitions, particularly for projects similar in scope and complexity to the current one, will receive the indicated scores, provided these recognitions were awarded within the last 5 years. |
| D | 1 | ISO 9001: Quality Management System - Demonstrates the firm's commitment to consistently providing products and services that meet customer and regulatory requirements | |
| E | 1 | ISO 14001: Environmental Management System - Indicates that the firm effectively manages its environmental responsibilities in a systematic manner, contributing to sustainability | |
| F | 1 | ISO 45001: Occupational Health and Safety Management System - Shows that the firm prioritizes the health and safety of its employees and ensures safe working conditions | |
| G | 1 | ISO 27001: Information Security Management System - Demonstrates that the firm has robust systems in place to protect information assets, particularly important in managing client data securely | |

Outcome of the First Stage:

| | A | | | B | | | C | D | E | F | G | TOTALE |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------|----------|-----------|-----------|-----------|--------|
| | Project 1 | Project 2 | Project 3 | Project 1 | Project 2 | Project 3 | Awards | ISO 9001 | ISO 14001 | ISO 45001 | ISO 27001 | |
| NOUSFERA | 1 | 1 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | 0 | 7 |
| PURCELL ARCHITECTURE LTD | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 0 | 12 |
| ACPV ARCHITECTS S.R.L. | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 0 | 12 |
| PICK EVERARD | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 13 |
| BEENG CONSORZIO STABILE | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 1 | 1 | 6 |
| AVANTI ARCHITECTS LIMITED | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 0 | 12 |
| LYNDON GOODE ARCHITECTS LTD | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 0 | 0 | 11 |
| STUDIO PDP | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 0 | 0 | 11 |
| MC3 ARCHITETTURA | 1 | 1 | 0 | 1 | 0 | 0 | 3 | 1 | 1 | 1 | 0 | 9 |
| AUKETT SWANKE LTD | 1 | 1 | 1 | 1 | 1 | 0 | 3 | 1 | 1 | 0 | 0 | 10 |
| FLETCHER PRIEST ARCHITECTS LLP | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 0 | 0 | 11 |

The companies admitted to the second stage of the procedure, along with their respective scores, are as follows:

| TENDERER | SCORE |
|--------------------------------|--------------|
| PICK EVERARD | 13 |
| PURCELL ARCHITECTURE LTD | 12 |
| ACPV ARCHITECTS S.R.L. | 12 |
| AVANTI ARCHITECTS LIMITED | 12 |
| LYNDON GOODE ARCHITECTS LTD | 11 |
| STUDIO PDP | 11 |
| FLETCHER PRIEST ARCHITECTS LLP | 11 |

The companies not admitted to the second stage, along with their respective scores, are as follows:

| TENDERER | SCORE |
|-------------------------|--------------|
| AUKETT SWANKE LTD | 10 |
| MC3 ARCHITETTURA | 9 |
| NOUSFERA | 7 |
| BEENG CONSORZIO STABILE | 6 |

At 4:00 PM on 14 November 2024, the first stage of the tender procedure was declared concluded.

This document, consisting of 7 (seven) pages, has been signed by the members of the Commission.

Dott. Federico Balsani

Dott. Paolo Proietti (R.U.P.)

Dott. Renato Montalbano

