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Tender

Project Management Services (Construction) - Gwyr Community Land Trust

Cwmpas

F02: Contract notice

Notice identifier: 2023/S 000-034312

Procurement identifier (OCID): ocds-h6vhtk-041b62

Published 20 November 2023, 4:20pm

Section I: Contracting authority

I.1) Name and addresses

Cwmpas

Cardiff University Sbarc / Spark, Maindy Road

Cathays

CF244HQ

Contact

Jonathan Hughes

Email

jonathan.hughes@cwmpas.coop

Telephone

+44 7760176664

Fax

+44 3001115051

Country

United Kingdom

NUTS code

UKL - Wales

Internet address(es)

Main address

<https://cwmpas.coop/>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0857

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Project Management Services (Construction) - Gwyr Community Land Trust

Reference number

CCH 003

II.1.2) Main CPV code

- 71541000 - Construction project management services

II.1.3) Type of contract

Services

II.1.4) Short description

Procurement of construction project management services for a community led newbuild low/zero carbon affordable housing development comprising

14 Nr. new dwellings, a common house and associated infra-structure, landscaping and external works in Swansea, South Wales

II.1.5) Estimated total value

Value excluding VAT: £50,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Swansea South Wales

II.2.4) Description of the procurement

Gŵyr Community Land Trust is seeking to appoint a project manager to work alongside our members and professional design team throughout the planning, design and construction phases of a development of 14 innovative, zero-carbon community-owned homes in Swansea, South Wales, using a community self-build approach.

The proposed design is for a cohousing development of 14 homes, a common house and outbuildings including an agricultural barn, workshop, polytunnel, cycle store and plant room. The design also includes associated vehicle, cycle, and pedestrian access; landscaping works include SuDS features; and renewable energy provision via roof-mounted PV.

It will be a community self-build, using tried and

tested accessible design and build methods, working alongside industry professionals and contractors.

The successful project manager will be responsible for overseeing the development process from the submission of the planning application, creating and managing contracts with contractors and subcontractors, through to having strategic management of the on-site construction of the 14 homes and the necessary infrastructure. The project manager will be required to be the main point of contact for both the membership of GCLT through the steering group, for the design team and for subcontractors in the build phase.

The project manager will deliver their services and duties in two phases:

Pre-contract / pre-construction (anticipated Feb 24-Feb 25)

Post-contract / Construction (anticipated Feb 25 - 27)

The full schedule of services and duties required are outlined in Appendix One titled 'RICS Project Manager Schedule of Duties – GCLT' with the Project Manager Brief document uploaded as Additional Information to this notice.

The assessment of the tender submission will be based on the fee proposal and a qualitative evaluation of the experience, track record and technical understanding. The successful bidder will be appointed on the basis of cost and quality based on the fee proposal and responses to questions contained within the Project Manager Brief and on the basis of a split of assessment of tenders being 40% cost, 60% quality.

The submission response to this notice must contain the following:

Confirmation of the overall fee proposal including a breakdown of the fee to the pre- and post- contract stages and milestones for payment.

Responses to tender questions (Section 4)

Copy of PI insurance

Names and contact details of two referees to whom you have provided a similar service in the last two years and who you are happy for us to contact.

Confirmation that no conflicts of interest exist or please declare any actual or potential conflicts of interest.

Details of the key personnel who will be responsible for managing and undertaking the work, including their experience, relevant qualification.

GCLT reserves the right to hold informal discussions with bidders following submission of tenders.

An online Q&A event will be held on 4th December from 5pm until 6pm. Please contact Gowerlandtrust@gmail.com if you would like to attend and we will send you a zoom link.

The detailed Project Manager Brief is provided within the Additional Documents to this notice.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £50,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Detailed information on services required, tender submission requirements and quality assessment criteria and questions contained within the Project Manager Brief provided as additional document to this notice

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Royal Institute of British Architects (RIBA), Royal Institution of Chartered Surveyors (RICS), Chartered Institute of Building (CIOB) or similar approved.

Evidence of Professional Indemnity Insurance, Public Liability Insurance and Employers Liability Insurance.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

III.2.2) Contract performance conditions

Refer to Project Manager Services Brief for conditions and requirements

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

20 December 2023

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

20 December 2023

Local time

1:00pm

Place

Gwyr Community Land Trust Office, Swansea

Information about authorised persons and opening procedure

Officers of Contracting Authority and Gwyr Community Land Trust

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the

closing time to avoid any last minute problems.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's

economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental

considerations.

The successful supplier will be required to allocate 2% of the total fee proposed as a financial contribution to the community benefit

activities of the Gwyr Community Land Trust

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=136530.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

The successful supplier will be required to allocate 2% of the total fee proposed as a financial contribution to the community benefit

activities of the Gwyr Community Land Trust

(WA Ref:136530)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

