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Contract

## **Project Management Services (Construction) - Gwyr Community Land Trust**

Cwmpas

F03: Contract award notice

Notice identifier: 2024/S 000-037948

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

Published 25 November 2024, 9:42am

### **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](mailto: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](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.4) Type of the contracting authority**

Regional or local Agency/Office

**I.5) Main activity**

Housing and community amenities

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**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.1.6) Information about lots**

This contract is divided into lots: No

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £50,000

## **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**

G?yr 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](mailto: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**

Quality criterion - Name: Understanding of our requirements Demonstrable experience /  
Weighting: 60%

Price - Weighting: 40%

#### **II.2.11) Information about options**

Options: No

#### **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

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## **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.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-034312](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

29 March 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Ecomotive Ltd

Unit 2, The Old Office Block, 228 Mina Road

Bristol

BS29YP

Telephone

+44 1179241263

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £50,000

Total value of the contract/lot: £40,000

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## **Section VI. Complementary information**

### **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

(WA Ref:145999)

## **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