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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

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.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.1.6) 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 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

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](#)

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

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