**Invitation to Tender**

***St Tudy Playing Field Trust Community Hub***

**Ref: CLUP**

# 1. About St Tudy Playing Field Trust

The St Tudy Playing Field Trust (PFT) wants to build a new net zero, accessible community hub located in the centre of the village, on St Tudy Playing Fields site. A local landowner has donated half an acre of agricultural land to supplement Playing Field land to compensate for building space.

The multifunctional and multigenerational Community Hub will include:

* Purpose-built Preschool classrooms, secure outdoor area.
* Staffroom with kitchen facilities, toilets and changing facilities.
* Community room used by groups for leisure, sporting, health related and other activities, including a kitchenette and toilet facilities.
* storage and plant room.
* separate entrances allowing secure separate access points .

A net zero Community Hub offers the local and wider community a space fit for the future. It will enhance facilities in the village, providing long-term security to a number of organisations, by having a permanent base.

This project is community led. The steering group have been meeting together and planning since 2017.

# 2. Background and Context

A new Community Hub will meet the current needs of the community and future proof organisations within the village. It will provide a much needed, energy efficient and inclusive building, allowing community members of all ages to access the building. The Hub will be based within the community having been led by community leaders, showing clear investment in our community. The culmination of many years hard work and determination from many like-minded people will have come to fruition, clearly strengthening the whole community.

The Hub will contribute to the health and wellbeing of the community, by providing a range of services. We understand the needs of our local community and can support the way that services can be delivered by providing a local venue which residents can access. With the ease of access to the playing fields site a range of other users will come forward to use it– increasing fitness and health levels for all ages.

The Hub will allow the Preschool (a registered charity) to have permanent facilities. This gives them long-term security and an opportunity to expand. This fulfils the need for provision for 2-year-old children, plus holiday clubs and wrap around care. This in turn allows parents the opportunity to return to work and so supports the local business economy. Children of all ages will be able to join holiday clubs, accessing the playing field site along with the Hub. Parents will be able to pay for this care at times when they have often needed to put their children in outside provision miles away, or take time off from work.

The purchase of this system is part of a grant funded application process and therefore procurement will be subject to grant approval of the project. We will assess tenders received on a Most Economically Advantageous Tender.

# 3. Tender requirements

The successful tenderer will be expected to undertake the following activities:

**3.1 Design Specifications**

1. Enclosure 1. 0554 Prelims-March 2024 PDF
2. Enclosure 2. 0554 ST TUDY COMMUNITY HUB Construction Requirements

**3.2 Drawing set**

1. Enclosure 3. 0554-05 Proposed Substructure Plan
2. Enclosure 4. 0554-06 Proposed Floor Plan
3. Enclosure 5. 0554-07 Proposed Roof Plan
4. Enclosure 6. 0554-08 Proposed Elevations + Sections
5. Enclosure 7. 0554-09 Proposed Site Layout + Site Location Plans

**3.3 Schedule of Works/Bill of Materials**

3.3.1 Enclosure 8. Playing Field Building SOW

**3.4 Pricing Document**

3.4.1 Enclosure 8 completed

**3.5 Form of Tender**

3.5.1 Enclosure 9 Form of Tender

**3.6** Shared Prosperity Fund Branding and Publicity Guidance <https://ciosgoodgrowth.com/wp-content/uploads/2024/02/UK-SPF-_-Branding-and-Publicity-V12.pdf>

The supplier’s attention is drawn to:

*Plaques and Billboards All projects must install a permanent plaque of significant size (at least 250x200mm as a minimum) at a location readily visible to the public, bearing the appropriate logos, project name and the text:*

*. ‘This project is [funded/part-funded] by the UK Government through the UK Shared Prosperity Fund.’*

*For infrastructure projects, we also encourage the use of temporary billboards while construction works are ongoing. Billboards should be of significant size at a location readily visible to the public and contain the same information as plaques (logos, project name and funding text). All plaques and billboards must be produced and funded by the beneficiary. The cost of producing them should be considered when developing and planning the project. Applicants should note that co-branding is only permitted with Cornwall Council or funders.*

St Tudy Playing Field Trust will provide the Plaque and Billboard but the supplier will be responsible for affixing or erecting the Plaque and Billboard.

**3.7** **Environment and Sustainability**. The funders of this project require a strong focus on environmental sustainability and equality and diversity. Please provide information that demonstrate that there will be a system in place to monitor, maintain and deliver to the standard of quality required for the project including sustainability and accessibility. Your response should address such points as (see also Guide for Construction Projects With a Project Value Over £100,000 Sections 2-5 Enclosure 10:

1. Attitude to collaborative problem solving within a defined team structure
2. Anticipate and note the likely challenges and how they would be accommodated
3. How you will reduce energy and fuel consumption in the provision of the contract
4. How you will re-use resources
5. How you will increase recycling levels and reduce the amount of waste
6. How you will use environmentally friendly and ethically sourced goods
7. How you will contribute to reducing the carbon footprint
8. How you will contribute to pollution reduction

4**. Budget**

The total maximum budget available for this commission is £450,000 (exc VAT) but inclusive of all expenses.

The budget will be reviewed as part of the tender evaluation detailed in Section 10 and will reflect the degree to which there is a saving on the maximum budget

# 5. Tender and commission timetable

The timescale of the programme is in accordance with the JCT Minor Works with Contractors Design (to M&E portion) form of contract but must complete no later than 31 December 2024. The timetable for submission of the Tender, completion of the programme are set out below:

|  |  |
| --- | --- |
| **Milestone** | **Date** |
| Date ITT available on Contracts Finder | 4 April 2024 |
| Site visit to be arrange by email with:  Will Lawry: will@afinabc.com | 15 April 2024 |
| Last date for raising queries | 1700:22 April 2024 |
| Last date for clarifications to queries | 1700:23April 2024 |
| Deadline to return ITT | **1700: 7 May 2024** |
| Evaluation of ITT | 8-10 May 2024 |
| Preferred Supplier notified | 13 May 2024 |
| Start of work | 3 June 2024 |
| Completion of work | 31 December 2024 |

# 6. Tender submission requirements

Please include the following information in your Tender submission.

6.1 Covering letter (two sides of A4 maximum) to include:

1. A single point of contact for all contact between the tenderer and St Tudy Playing Field Trust during the tender selection process, and for further correspondence.
2. Confirmation that the tenderer has the resources available to meet the requirements outlined in this brief and its timelines
3. Confirmation that the tenderer holds current valid insurance policies as set out below and, if successful, supporting documentation will be provided as evidence:
4. Professional Indemnity Insurance with a limit of indemnity of not less than Five million (£5,000,000),
5. Employers Liability Insurance with a limit of indemnity of not less than Five million (£5,000,000)
6. Public Liability Insurance with a limit of indemnity of not less than Five million (£5,000,000).
7. Conflict of interest statement
8. Confirmation that the supplier has read and understood the Shared Prosperity Branding and Publicity Guidance (see Section 3)
9. Completed SOW (see Section 3)
10. Completed Form of Tender (see Section 3)

6.2 Environment and Sustainability. The funders of this project require a strong focus on environmental sustainability and equality and diversity. Please provide information that demonstrate that there will be a system in place to monitor, maintain and deliver to the standard of quality required for the project including sustainability and accessibility. Your response should address such points as (see also Guide for Construction Projects With a Project Value Over £100,000 Sections 2-5 Enclosure 10):

1. Attitude to collaborative problem solving within a defined team structure
2. Anticipate and note the likely challenges and how they would be accommodated
3. How you will reduce energy and fuel consumption in the provision of the contract
4. How you will re-use resources
5. How you will increase recycling levels and reduce the amount of waste
6. How you will use environmentally friendly and ethically sourced goods
7. How you will contribute to reducing the carbon footprint
8. How you will contribute to pollution reduction

6.3 Details of 2 similar projects of value and size. Each Example should be no more than 2 sides of A4 not including any photographs but these can only have titles and no text. Links to websites will not be viewed.

6.4 Project Method Statement. This should include:

a. The management organisation of the company to include who will be responsible for Health and Safety onsite and who will be the Project Manager. Provide the CVs of both of these members of staff (the CV should be a maximum of 1 page of A4).

b. Programme of work that demonstrates how you will meet the proposed timetable and key milestones.

c. Details of any design proposals

d. Monthly valuation forecast

6.6 Budget including total amount (£) to be spent through contract with local micro, small and medium enterprises (MSMEs) Local is defined as any SME with a Cornwall and the Isles of Scilly Postcode

**7. Sub-contracting**

Tenderers should note that a consortia can submit a tender but the sub-contracting of aspects of this commission after appointment will only be allowed by prior agreement with St Tudy Playing Field Trust.

**8. Conflicts of Interest**

Tenderers must provide a clear statement with regard to potential conflicts of interests. Therefore, **please confirm within your tender submission** whether, to the best of your knowledge, there is any conflict of interest between your organisation and St Tudy Playing Field Trust or its programme team that is likely to influence the outcome of this procurement either directly or indirectly through financial, economic or other personal interest which might be perceived to compromise the impartiality and independence of any party in the context of this procurement procedure.

Receipt of this statement will permit St Tudy Playing Field Trust to ensure that, in the event of a conflict of interest being notified or noticed, appropriate steps are taken to ensure that the evaluation of any submission will be undertaken by an independent and impartial panel.

# 9. Tender clarifications

Any clarification queries arising from this Invitation to Tender which may have a bearing on the offer should be raised by email to:

[will@afinabc.com](mailto:will@afinabc.com)

in accordance with the Tender and Commission Timetable in section 5.

Responses to clarifications will be anonymised and uploaded by St Tudy Playing Field Trust to Contracts Finder and will be viewable to all tenderers.

No representation by way of explanation or otherwise to persons or corporations tendering or desirous of tendering as to the meaning of the tender, contract or other tender documents or as to any other matter or thing to be done under the proposed contract shall bind St Tudy Playing Field Trust unless such representation is in writing and duly signed by a Director/Partner of the tenderer. All such correspondence shall be returned with the Tender Documents and shall form part of the contract.

# 10. Tender evaluation methodology

Each Tender will be checked for completeness and compliance with all requirements of the ITT. Tenders will be evaluated to determine the most economically advantageous offer taking into consideration the award criteria.

**Tender returns will be assessed on the basis of the following tender award criteria**

|  |  |
| --- | --- |
| Ref 6.1 Covering Letter |  |
| Acceptable covering letter including confirmation of the requirements detailed at 6.1 | Pass/ Fail |
| Ref 6.2 Environment and Sustainability. | 10 |
| The funders of this project require a strong focus on environmental sustainability and equality and diversity. Please provide information that demonstrate that there will be a system in place to monitor, maintain and deliver to the standard of quality required for the project including sustainability and accessibility. Your response should address such points as:    a. Attitude to collaborative problem solving within a defined team structure  b. Anticipate and note the likely challenges and how they would be accommodated  c. How you will reduce energy and fuel consumption in the provision of the contract  d. How you will re-use resources  e. How you will increase recycling levels and reduce the amount of waste  f. How you will use environmentally friendly and ethically sourced goods  g. How you will contribute to reducing the carbon footprint  h. How you will contribute to pollution reduction |  |
| Ref 6.3 Previous examples | 10 |
| Details of 2 similar projects of value and size. Each Example should be no more than 2 sides of A4 not including any photographs, but these can only have titles and no text. Links to websites will not be viewed. |  |
| Ref 6.4 Project Method Statement | 20 |
| Project Method Statement. This should include:  a. The management organisation of the company to include who will be responsible for Health and Safety onsite and who will be the Project Manager. Provide the CVs of both of these members of staff (the CV should be a maximum of 1 page of A4).  b. Programme of work that demonstrates how you will meet the proposed timetable and key milestones.  c. Details of any design proposals |  |
| Ref 6.5 Budget including Social Value | 60 |
| A **fixed fee** for this work (exc VAT) including travel and other expenses  The lowest bid will be awarded the full 50 marks. Other bids will be awarded a mark that is proportionate to the level of their bid in comparison to the lowest bid i.e. Marks awarded = 50 x lowest bid / bid  Total amount (£) spent through contract with local micro, small and medium enterprises (MSMEs) Local is defined as any SME with a Cornwall and the Isles of Scilly Postcode. This is to be detailed in your response. Marks awarded = 10 x Contract Value to be spent in Cornwall/Total Contract Value |  |

11**. Assessment of the Tender**

The reviewer will award the marks depending upon their assessment of the applicant’s tender submission using the following scoring to assess the response:

|  |  |  |
| --- | --- | --- |
| **Scoring Matrix for Award Criteria** | | |
| Score | Judgement | Interpretation |
| 100% | Excellent | Exceptional demonstration of the relevant ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services. Full evidence provided where required to support the response. |
| 80% | Good | Above average demonstration of the relevant ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services. Majority evidence provided to support the response. |
| 60% | Acceptable | Demonstration of the relevant ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services, with some evidence to support the response. |
| 40% | Minor Reservations | Some minor reservations of the relevant ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services, with little or no evidence to support the response. |
| 20% | Serious Reservations | Considerable reservations of the relevant ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services, with little or no evidence to support the response. |
| 0% | Unacceptable | Does not comply and/or insufficient information provided to demonstrate that there is the ability, understanding, experience, skills, resource and/or quality measures required to provide the goods/works/services, with little or no evidence to support the response. |

During the tender assessment period, St Tudy Playing Field Trust reserves the right to seek clarification in writing from the tenderers, to assist it in its consideration of the tender. Tenders will be evaluated to determine the most economically advantageous offer taking into consideration the award criteria weightings in the table above.

St Tudy Playing Field Trust is not bound to accept the lowest price or any tender. St Tudy Playing Field Trust will not reimburse any expense incurred in preparing tender responses. Any contract award will be conditional on the Contract being approved in accordance with St Tudy Playing Field Trust ’s internal procedures and St Tudy Playing Field Trust being able to proceed.

13**. Tender Award**

Any contract awarded as a result of this tender process will be in accordance JCT Minor Works with Contractors Design (to M&E portion).

# 14. Tender returns

Tenders are to be returned by email.

Tenders are to be returned in accordance with Section 5

Latest date to be returned: As per Section 5

Latest time to be returned: 17:00

Emailed tenders should be sent electronically to

[karenhwhalley@gmail.com](mailto:karenhwhalley@gmail.com)

with the following message clearly noted in the Subject box;

‘St Tudy Playing Field Trust Community Hub’

**Tenderers are advised to request an acknowledgement of receipt of their email.**

# 15. Disclaimer

The issue of this documentation does not commit St Tudy Playing Field Trust to award any contract pursuant to the tender process or enter into a contractual relationship with any provider of the service. Nothing in the documentation or in any other communications made between St Tudy Playing Field Trust or its agents and any other party, or any part thereof, shall be taken as constituting a contract, agreement or representation between St Tudy Playing Field Trust and any other party (save for a formal award of contract made in writing by St Tudy Playing Field Trust or on behalf of St Tudy Playing Field Trust ).

Tenderers must obtain for themselves, at their own responsibility and expense, all information necessary for the preparation of their tender responses. Information supplied to the tenderers by St Tudy Playing Field Trust or any information contained in St Tudy Playing Field Trust ’s publications is supplied only for general guidance in the preparation of the tender response. Tenderers must satisfy themselves by their own investigations as to the accuracy of any such information and no responsibility is accepted by St Tudy Playing Field Trust for any loss or damage of whatever kind and howsoever caused arising from the use by tenderers of such information.

St Tudy Playing Field Trust reserves the right to vary or change all or any part of the basis of the procedures for the procurement process at any time or not to proceed with the proposed procurement at all.

Cancellation of the procurement process (at any time) under any circumstances will not render St Tudy Playing Field Trust liable for any costs or expenses incurred by tenderers during the procurement process.

# 16. Enclosures

1. 0554 Prelims-March 2024 PDF

2. 0554 ST TUDY COMMUNITY HUB Construction Requirements

3. 0554-05 Proposed Substructure Plan

4. 0554-06 Proposed Floor Plan

5. 0554-07 Proposed Roof Plan

6. 0554-08 Proposed Elevations + Sections

7. 0554-09 Proposed Site Layout + Site Location Plans

8. Playing Field Building SOW

9. Form of Tender

10. Guide for Construction Projects With a Project Value Over £100,000