



Preliminary Market Consultation - PMC

For

Provision of

SITE PROJECT MANAGEMENT SERVICES

for the Implementation of ERDF.03.237: Towards
Tomorrow: Enhancing Services and Enriching Lives at
Inspire, Marsascula

Issued by:
INSPIRE FOUNDATION
(Contracting Authority)

PMC REF No. CD/01/2026

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Section A: Instructions

1) Response to this PMC are to be submitted online on email address: funding@inspire.org.mt as per the instructions given in Article 3.8 of Section B of this document.

All submissions will be dealt with in strictest confidence.

Section B:

General Information

1) Purpose

The purpose of this Preliminary Market Consultation (PMC) is as a precursor to the eventual publication of a tender for the Provision of Site Project Management Services. The latter will be in relation to the implementation of the ERDF.03.237 project to be implemented by Inspire Foundation. The project title is “*Towards Tomorrow: Enhancing Services and Enriching Lives at Inspire, Marsascala*”.

This issuance of this PMC does not constitute a commitment to issue a request for bids, award a contract, or pay any costs incurred in preparation of a response to this PMC.

Any information received in response to this PMC will assist the Contracting Authority’s project team in finalizing the scope of work and requirements which may be used at a future date in the issuance of a call for tenders. Submitting a response to this PMC is not a guarantee in any way that an Economic Operator will be selected for any subsequent call for tenders, nor does it preclude any Economic Operator from responding to future procurement opportunities.

2) Issuing Office

The issuing office, being Inspire Foundation, is the point of contact for this PMC. Please refer any inquiries or request for clarifications to:

*Inspire Foundation Head Office
Address: BLB800, Bulebel Zejtun
Telephone: 9987 7504
E-mail: funding@inspire.org.mt*

Any PMC addenda/updates will be made available on the Contracting Authority’s web site: inspire.org.mt

3) Scope

The scope of this PMC is to gather comprehensive information from the market regarding Site Project Management Services that may be available for the supervision and coordination of construction and finishing works.

Interested service providers are invited to provide details of the services they offer, particularly those related to on-site project management, construction supervision, site technical monitoring during excavation and construction, contract administration, quality control, health and safety coordination, progress monitoring, stakeholder liaison, reporting, and any other relevant functions typically associated with Site Project Management Services.

Respondents are also requested to provide indicative pricing information, including proposed fee structures, resource requirements, and any other cost elements that may be relevant. This information will be used solely for market research purposes and to support the preparation of a future tender for the procurement of such services.

The Site Project Manager(s) will be assigned directly to the ongoing construction and finishing works being undertaken as part of the ERDF.03.237 project, "*Towards Tomorrow: Enhancing Services and Enriching Lives at Inspire, Marsascala*", planned to be finalised by end 2029. The scope of the project manager is to endure for an anticipated period of 36 to 40 months.

The information collected through this PMC will assist in defining the scope, requirements, and estimated budget for the eventual procurement process.

4) Information Requested from Economic Operators

Economic Operators are to respond to the questions listed in Section D. Economic Operators are encouraged to recommend changes to the project if it is determined, based on their experience, that there is a better approach. The Contracting Authority is seeking best practices in this area.

5) Economic Operators Presentations

The Contracting Authority may request Economic Operators to provide a presentation on the information provided in response to this PMC. All costs associated by such presentations will be borne by the Economic Operator.

6) Confidentiality and PMC Ownership

This PMC is both confidential and proprietary to the Contracting Authority and the Contracting Authority reserves the right to recall the PMC in its entirety or in part. Economic Operators agree that they will not duplicate, distribute or otherwise disseminate or make available this document or the information contained in it without the express written consent of the Contracting Authority.

Economic Operators shall not include or reference this PMC in any publicity without prior written approval from the Contracting Authority, which, if granted, shall be granted by the Contracting Authority. Economic Operators accept all of the foregoing terms and conditions without exception. All responses to the PMC will become the property of the Contracting Authority and will not be returned.

7) Disclosure of Proposal Contents

Cost and price information provided in information proposals will be held in confidence and will not be revealed or discussed with competitors, except to the extent required by law.

All other material submitted becomes the property of the Contracting Authority and may be returned only at the Contracting Authority's option. Information proposals submitted to the Contracting Authority may be reviewed and evaluated by any person other than competing Economic Operators at the discretion of the Contracting Authority.

The Contracting Authority has the right to use any or all ideas presented in any reply to this request for information.

Where confidential or proprietary information is required, or should the Economic Operator deem it necessary to submit such matter, mark each page/section in large bold type (**PROPRIETARY INFORMATION**).

If any response to the PMC contains a trade secret or confidential commercial/proprietary information, one should include with the response a separate signed written statement to that effect.

8) Submission Instructions

The Contracting Authority is using the email address: funding@inspire.org.mt for its solicitations.

This Request for Proposals will be made available on Inspire's website, under 'Projects' - reference being PMC# CD/01/26.

A social media post on Inspire facebook page will also be utilized to publish this request for proposals.

Economic Operators may send one single electronic file to the email address shown above or if uploading multiple electronic files on same email, they may upload one zipped folder containing those files.

Section C

1) Description of the Contracting Authority and Background information

Inspire Foundation, the Contracting Authority (CA), has been providing services to persons with disability since the merger of the Eden Foundation and *ir-Razzett tal-Hbiberija* in 2009. The services that are offered range from recreational activities, educational programmes and therapeutic services for children and adults with intellectual, developmental and physical disabilities.

The Site Project Management Services that the CA is seeking to procure from potential economic operators shall serve to ensure the most efficient and effective way of implementing a project, co-funded through the European Regional Development Fund (ERDF) programme. The project *ERDF.03.237: Towards Tomorrow: Enhancing Services and Enriching Lives at Inspire, Marsascala*, estimated at approx. €12million, will also target the “*Enhancing capacity for treatment and care in the community*” priority mentioned in the UN strategy.

The project will target one of the recommendations made by the UN Convention on the Rights of Persons with Disabilities (CRPD) Committee to Malta in 2022. Article 19 makes reference to “*ensure that all projects supported by public funds are carried out in a community setting, do not contribute to isolation of persons with disabilities, are monitored by organisations of persons with disabilities and are provided with sustainable continuous funding*”. As part of its work, Inspire Foundation has always looked at providing community social care and therefore, with the expansion of its premises, it will look to expand on this service.

Inspire is working towards overcoming the current barriers in disability service provision - whilst also acknowledging the need for research and innovation that takes into account the local scenario together with the development of new methods of service provision that lead to more inclusion and integration within the community! In this respect, the project that Inspire shall be implementing, focuses on the enhancement of its rehabilitation and therapeutic complex in Marsascala. It will enable Inspire to enhance the capacity of a number of different programmes and therapies which it currently implements.

2) General objectives and strategic planning of the Contracting Authority relating to this Preliminary Market Consultation (PMC)

Inspire Foundation intends to publish a public tender for Site Project Management Services, which shall be accountable solely to the Project Steering Committee and Project Implementation Committee set up within the entity, for the purpose of overseeing the overall implementation of ERDF.03.237. He/she shall work in collaboration with all stakeholders involved in the implementation, including an Architectural Services Provider, contractors and other persons involved in the construction, M&E and finishing works of the whole project.

The construction is planned to start by beginning of January 2027 and all finishings have to be completed by end of 2029. It is envisaged that the Site Project Management Services will be tasked with ancillary duties related to the following, though not exclusively:-

01. Project Planning & Coordination
02. Site Management & Supervision
03. Health, Safety & Environment (HSE)
04. Quality Assurance & Control
05. Financial & Contract Administration
06. Procurement & Resource Management

07. Communication & Reporting
08. Site Logistics Management and Security on site
09. Construction drawing Management
10. Contractor Management
11. Programming of works
12. Leadership & Team Management
13. Risk & Issue Management
14. Project Close-Out & Handover

Section D

Details of information requested

1) General Economic Operator Information

The Contracting Authority is asking interested Economic Operators to submit a response containing, at a minimum, the following information:

1. Description of the reason for your interest in possibly providing the services
2. Brief history of your firm.
3. Brief description of past experience providing similar services/supplies.
4. Your best estimated price range to provide the services/supplies as stated herein, lowest estimate to highest estimate.
5. Your best estimated time frame for completing the project.
6. Company brochure/literature if available.

2) Specific Project Overview

Inspire Foundation was granted funds from the ERDF funding mechanism after submitting a proposal for the re-development of its facilities at its Marsascalea rehabilitation premises. The investment will focus on improving the facilities that are already in place at these premises with the aim of enhancing the services that it currently provides. In addition to strengthening its current services, Inspire will also look to expand into new services that will benefit its service users and their families. This will focus on creating recreational, educational and therapeutic facilities that will support its programmes.

The services will be enhanced and made possible through the provision of a new space where these can be implemented and thus cater for more persons with disability and also provide an improved and modern space. Further to this though, the project will allow for the inclusion of new facilities, enabling the introduction of new services, including:

- A reception area, welcoming service users, families and external parties;
- Staff rooms/areas;
- Multipurpose rooms;
- Group rooms and classrooms for sessions;
- Creative Arts Therapy rooms;
- An expressive Arts Room, for visual arts and drama;
- A fully equipped music room;
- Language and assistive technology labs x 2;
- A science lab (adapted for children with disability including autism);
- A research lab;
- Areas dedicated to the provision of different animal therapies;

- Multisensory rooms offering “immersive experience”, highly beneficial for persons with physical, cognitive and sensory disabilities.
- An outdoor play area with trampoline, climbing structure and swings;
- A Media room, including audio-visual tools;
- Wet/messy playrooms x 2;
- A multipurpose Hall for educational events;
- Hydrotherapy rooms, beneficial for persons with multiple sclerosis and cerebral palsy and other disabilities;
- A dedicated area for vocational training including a kitchen area, cafeteria, laundry, hotel room, post office and shop simulation areas and occupational workshops.

The project involves the excavation of approximately 46,000 cubic meters of rock, the construction, finishing and servicing of four underground levels of car parking with a total gross floor area of 12,000 square meters and the construction, finishing and servicing of an additional five floors with a total gross floor area of 12,000 square meters, including outdoor terraces. The project will be linked to the existing building presently being utilized to house all the activities. The project will also be linked to a landscaping project by Project Green of the bottom part of the site, which will ultimately become a garden for use by Inspire and the general public. The construction will involve a reinforced concrete frame structure. Servicing and finishing of this project will include all modern and specialised systems. The whole project including the construction, servicing and finishing will be managed by one consultant with a number of architects and engineers assisting the project manager.

The inclusion of a space for families within this project is of great importance. It is important to note that more often than not family members are a primary source of support for persons with disabilities, especially children and youths. This care, more often than not, also continues into adulthood and as a result it is important that any care that is provided, takes into consideration the needs of their families.

The new facilities will allow Inspire to expand further on its services, not only improving the quality of these services but also increase the number of persons that it can assist. Currently Inspire offers a service and support to 1500 persons per year through all its current facilities.

The development will strictly adhere to local building codes and international accessibility standards. Designs will comply with the UN Convention on the Rights of Persons with Disabilities, ISO 21542, the "Access for All" guidelines (KNPD, 2011,) and the Model to Design Healthy and Inclusive Spaces (Berta Brusilovsky Filer) to ensure sensory and cognitive accessibility as well as physical. These standards ensure that the facility is fully accessible, providing seamless navigation and usability for individuals with various physical, sensory, and cognitive disabilities. By maintaining these high standards, the project will serve as a benchmark for accessible design and will contribute to the advancement of inclusive architecture.

3) Questions

The Contracting Authority requests that Economic Operators answer the following question in their response to this PMC:

1. From your past experience, and from the information available in this document, do you think that the Contracting Authority has managed to include all the major components necessary for a Site Project Manager to complete this project? If not, please provide information on other necessary components. And if any, what would be the price range now?

4) Response Format

Responses are to be straightforward, clear, concise and specific to the information requested. In order for submissions to be considered complete, Economic Operators must provide all the requested information mentioned in this document as well as any other comments, observations or suggestions which potentially may assist the Contracting Authority in the Preliminary Market Consultation stage.

Section E

Additional Information

Any other Additional Information the Contracting Authority may deem necessary for example diagrams, maps, literature etc.