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Tender

Senedd Future Accommodation

Senedd Cymru / Welsh Parliament

F02: Contract notice

Notice identifier: 2025/S 000-002852

Procurement identifier (OCID): ocds-h6vhtk-043d59

Published 28 January 2025, 3:02pm

Section I: Contracting authority

I.1) Name and addresses

Senedd Cymru / Welsh Parliament

Senedd Cymru / Welsh Parliament, Ty Hywel, Cardiff Bay

Cardiff

CF99 1SN

Email

jan.koziel@senedd.wales

Telephone

+44 3002006547

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

<https://www.senedd.wales.org/abthome/abt-procurement.htm>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0424

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://etenderwales.bravosolution.co.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk>

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

Other activity

Parliament

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Senedd Future Accommodation

Reference number

1257/JK

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Senedd is seeking to procure future accommodation for Members of the Senedd and supporting staff.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Cardiff Bay

II.2.4) Description of the procurement

The Senedd is seeking to procure accommodation, which should be circa 11,000sqm with at least 90% of its capacity in close proximity to the existing Senedd building. The

accommodation must:

- Allow for all required direct infrastructure links between the two buildings.
- Be in sufficient close proximity to, and provide for, the secure free flow of Senedd Members and staff between this accommodation and the Senedd building to allow Members to effectively conduct and partake in Senedd business in the debating chamber.

The accommodation should provide space for:

- A population of circa 900 people
- A secure entrance and reception suitable for conducting airport style security checks
- Offices of various sizes and designs
- Committee, conference and meeting rooms
- Catering facilities with multiple service lines
- Hospitality facilities
- Space for hosting functions and smaller events
- Education facilities and public space
- ICT, Broadcasting and systems infrastructure
- Car parking facilities

The accommodation will be required to meet particular physical security requirements that are commensurate with the Senedd being critical national infrastructure. The specific details of such security requirements will be disclosed to qualifying participating bidders during the course of dialogue. Further information in relation to the Senedd's requirements is set out in V1.3 of this notice and in the procurement documents, which are available to download.

II.2.5) Award criteria

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

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

II.2.10) Information about variants

Variants will be accepted: Yes

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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.2.2) Contract performance conditions

As outlined in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-006340](#)

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

Date

3 March 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

26 March 2025

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

English, Welsh

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

Tender must be valid until: 31 March 2026

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

At this juncture it is not possible to determine the contract value given the potential range of solutions and funding models that bidders may propose during the course of dialogue, which could include (but not be limited to) any of the following:

- Occupational lease
- Freehold/long lease
- Income strip lease

The full range of potential solutions will be explored with participating bidders during the course of the dialogue; the final contract value will be determined at final tender stage by reference to the successful contractor's tender proposal.

The expectation is that to satisfy the contracting authority's need for design and price certainty, bidders will have worked up their designs to RIBA Stage 3 – or will have agreed a suitable proxy for that during the dialogue phase. Whether such objective can be realised will be explored during the course of dialogue and determined by the contracting authority's sole discretion.

All tender costs and liabilities incurred by bidders shall be the sole responsibility of bidders.

In relation to section II.2.10 of this notice, variants will be accepted to the extent permitted (if at all) in the procurement documents.

The contracting authority reserves the right to award the contract in whole or part or to annul the tendering process and not award any contract.

The successful contractor will be required to deliver community benefits in support of the contracting authority's social, economic and environmental objectives. Accordingly, contract performance conditions may relate to social, economic and environmental considerations, including but not limited to Social Value Goals, for example, enhancing local employment prospects and providing supply chain opportunities for small and medium sized enterprises (SMEs), promoting diversity and inclusion and ensuring environmentally sustainable products and practices are procured / adopted. In addition, a prompt payment

clause will be set out in the contract terms, which will cascade through to supply chain partners.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=146013

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:

Included at VI.3

(WA Ref:146013)

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