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Planning

Redevelopment of Casement Park - Remediation Works

Ulster Council GAA

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-003537

Procurement identifier (OCID): ocds-h6vhtk-04db34

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Section I: Contracting authority

I.1) Name and addresses

Ulster Council GAA

8 - 10 Market Street

Armagh

BT61 7BX

Email

CasementPark@mottmac.com

Country

United Kingdom

NUTS code

UKN06 - Belfast

Internet address(es)

Main address

<https://ulster.gaa.ie/>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA43276

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.mytenders.co.uk>

I.4) Type of the contracting authority

Other type

Governing body of sport

I.5) Main activity

Other activity

Sport

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Redevelopment of Casement Park - Remediation Works

II.1.2) Main CPV code

- 45100000 - Site preparation work

II.1.3) Type of contract

Works

II.1.4) Short description

The Ulster GAA is an Irish-based international volunteers driven amateur sporting and cultural organisation promoting Gaelic games.

Ulster GAA intend that the new Casement Park stadium construction will commence in 2026 (subject to funding). The Casement Park development Remediation Works Competition (RWC) will include the methodology, programme and pricing to produce a clean site in advance of this future development.

Remediation works will include the excavation, management, processing, re-use and/or disposal of approx. 107,000m³ of hazardous, non-hazardous and inert materials. The scope of works will include the role of Principal Contractor as per the Construction (Design and Management) Regulations (Northern Ireland) 2016.

For further information on the progress that has been made to date on the Casement Park project see section II.2.4.

This prior information notice (PIN) is used for information purposes only in advance of a formal two-stage tender process. This PIN is not a call for competition.

In response to the PIN, Economic Operators (Main Remediation Contractors) are requested to provide a response to the following questions:

1. Considering the site location, the nature and volume of the material to be remediated, and the conditions set out in the Planning Permission, what methodology would you consider to be most appropriate for dealing with the made ground material?

2. Based on the quantity of material outlined and your proposed methodology approximately how long would you anticipate the remediation works to take? Please outline the assumptions on which your estimate is based.
3. The client's preference is for an NEC4 ECC contract, in your opinion and experience which Option would be most suitable for this project?
4. Given that 10% of the tender assessment will be scored on Social Value, what do you consider to be a reasonable balance of Price and Quality for the remaining 90%?
5. What challenges or constraints do you foresee in the delivery of this project (recognising its location in Northern Ireland)?
6. Would you consider tendering for this project as a Main Contractor, as a Subcontractor, as a Consortium member, or not at all?
7. Do you have any other comments at this stage in relation to the project?

Economic Operators are asked to note:

- * Anything stated in the response to the questions will be used only for the information of Ulster GAA in order to shape the final tender to be more inclusive and competitive;
- * The response to the questions will be treated as being strictly confidential;
- * The responses to the questions will not form part of any pre-qualification or tender stage assessments nor will it be marked in any manner;
- * Economic Operators will not be penalised or disadvantaged if they later change their position on the response to the questions posed in this PIN.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45112360 - Land rehabilitation work
- 45111200 - Site preparation and clearance work
- 45112000 - Excavating and earthmoving work

- 45112340 - Soil-decontamination work
- 45222110 - Waste disposal site construction work
- 90500000 - Refuse and waste related services
- 90513000 - Non-hazardous refuse and waste treatment and disposal services
- 90520000 - Radioactive-, toxic-, medical- and hazardous waste services
- 90522000 - Services relating to contaminated soil
- 90522100 - Removal of contaminated soil
- 90522200 - Disposal of contaminated soil
- 90522300 - Contaminated-soil treatment services
- 90522400 - Cleaning and treatment of soil

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

II.2.4) Description of the procurement

Since its opening in 1953, Casement Park has been at the heart of the community in West Belfast and has served as the home of Antrim GAA. The stadium has been closed since 2013, with planning approval secured in 2021 for the construction of a new stadium with circa 34,500 capacity.

Site Investigation and Ground Investigation works have been undertaken, and resultant reports and data will be made available during the tender stage.

Work to date on the project has included site and vegetation clearance, with the demolition of existing structures expected to be completed by UCGAA in Q2 2025. The remediation works required under this procurement exercise represent the next stage required to enable the construction of the new stadium.

The remediation work is expected to comprise of the excavation, processing, reuse (where applicable) and offsite disposal (where applicable) of circa 37,000m³ of inert, and the remaining circa 70,000m³ mixture of hazardous and non-hazardous, soils. Contaminants identified during the site investigation works include Japanese knotweed, large asbestos pieces and sporadic hydrocarbons as detailed in the Environmental Impact Assessment submitted for Planning Permission.

The successful Economic Operator will be responsible for providing relevant information to be submitted to the Planning department to discharge planning conditions as per planning application ref. LA04/2017/0474/F. These include but are not limited to:

“No site works associated with any particular phase of the development hereby permitted shall commence until a final Construction Environmental Management Plan (CEMP) for works within that phase, including the designation of an Environmental Manager for the development, is submitted to and agreed in writing with the Planning Authority. The CEMP shall contain as a minimum all of the mitigation, and avoidance measures to be employed as outlined in the Environmental Statement including the details provided in informative 22. The CEMP shall also include Method of Works Statement for works in, near or liable to affect any waterway as defined by the Water (Northern Ireland) Order 1999 and shall detail all necessary pollution prevention measures to protect groundwater and all other elements of the water environment. The CEMP shall be implemented as agreed upon commencement of the development hereby approved. Any further updates to the CEMP shall be made subject to prior written agreement by the Planning Authority. The CEMP shall be submitted at least 8 weeks prior to the commencement of construction.”

“6. Prior to the installation of basement and floor structures [under another contract], a Verification Report shall be submitted to and approved in writing with the Planning Authority. The report shall demonstrate contaminated made ground removal and the completion of earth works in line with the RPS Report entitled "Casement Park, Andersonstown Road, Belfast, Remedial Strategy Report, IBR0864/ES Volume III Appendix 7.3 / February 2017" and Drawing - Earthworks to Level 21 and Basement MMD-310320-C-DR-00-XX-0006 (contained within Appendix A of the GQRA) to ensure that contamination no longer poses a risk to human health.”

II.2.14) Additional information

Economic Operators should note that all communication in respect to this Prior Information Notice should be addressed to Mott MacDonald Limited, who are acting as Ulster GAA's Integrated Consultant Team (ICT) (refer to Section VI of this notice).

II.3) Estimated date of publication of contract notice

3 March 2025

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Economic Operators (Main Remediation Contractors) are requested to complete the questions. Responses to the Market Engagement questions shall be submitted via <https://www.mytenders.co.uk/>

Responses shall be submitted by 14/02/2025

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=233684.

(MT Ref:233684)