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Contract

Cardiff Council – Atlantic Wharf Mixed Use Development – Area A

Cardiff Council

F03: Contract award notice

Notice identifier: 2025/S 000-007499

Procurement identifier (OCID): ocids-h6vhtk-03fc9b

Published 28 February 2025, 11:35am

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Email

corporate.procurement@cardiff.gov.uk

Telephone

+44 2920873701

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

<https://www.cardiff.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

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 authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Cardiff Council – Atlantic Wharf Mixed Use Development – Area A

Reference number

ERFX1008240

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Cardiff Council (“the Authority”) is the freeholder of various plots of land identified in the Site Plan included with the procurement documents. The Authority wishes to have the following outputs delivered across the Site;

- (i) new Authority office space (including fit out) of no less than 120,000sq ft NIA (including a Management Suite of no less than 20,000 sq ft NIA), in addition there will need to be allowances for circulation, foyer and food and beverage space.
- (ii) Capella Production Studio of no less than 32,000sq ft Net Internal Area (“NIA”), (iii) Events Hall building of no less than 40,400sq ft NIA (iv) associated road infrastructure and public realm space.

The Authority is seeking to appoint a developer to finance, design and deliver the outputs referred to above. The Authority will be making staged financial contributions towards the cost of delivering these outputs during the delivery phase(s).

Where the outputs (referred to above) are delivered within stipulated affordability envelopes (as set out in the procurement documents) the Authority intends to acquire those outputs from the successful bidder on practical completion

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: £78,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45211350 - Multi-functional buildings construction work
- 45210000 - Building construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212100 - Construction work of leisure facilities
- 45212170 - Entertainment building construction work
- 45212312 - Exhibition centre construction work
- 45212320 - Construction work for buildings relating to artistic performances
- 45213150 - Office block construction work
- 45213316 - Installation works of walkways
- 45233000 - Construction, foundation and surface works for highways, roads
- 45231000 - Construction work for pipelines, communication and power lines
- 45233100 - Construction work for highways, roads
- 45112700 - Landscaping work
- 71000000 - Architectural, construction, engineering and inspection services
- 71500000 - Construction-related services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services

- 71400000 - Urban planning and landscape architectural services
- 71540000 - Construction management services
- 71530000 - Construction consultancy services
- 66122000 - Corporate finance and venture capital services
- 45400000 - Building completion work
- 45450000 - Other building completion work
- 45300000 - Building installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 51600000 - Installation services of computers and office equipment
- 39130000 - Office furniture

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

Main site or place of performance

Land at County Hall Site, Atlantic Wharf, Cardiff, CF10 4UW

II.2.4) Description of the procurement

Continued from II.1.4)

The procurement also provides the successful bidder with an option to acquire at market value certain adjacent plots of land for independent development and to improve the financial viability of the project.

The Authority has set various affordability envelopes that different outputs of the project must fall within. Further details on these affordability envelopes were set out in the procurement documents made available with the Contract Notice and updated procurement documents issued to bidders during the competitive tendering process. The Authority reserved the right to increase/decrease the size requirements of the new Authority office complex (and corresponding affordability envelopes) as well as incorporating an additional requirement to deliver no less than a 100,000 sq.ft NIA for a new office development on one of the plots. Such varied and additional requirements are subject to the Authority's business case approvals and finalised requirements will be confirmed to participating bidders during the procurement process. During the

competition, the Authority elected to reduce the size of the new Authority's office complex to 100,000sq ft NIA and further details were provided in the procurement documents issued to bidders.

Consequently, the estimated value of the opportunity ranges from 65mGBP to 135GBP depending on the final output requirement.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 35

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

The Authority reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

The estimated duration referenced in II.2.7 relates to the envisaged development period for the project.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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: [2023/S 000-027168](#)

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

12 December 2024

V.2.2) Information about tenders

Number of tenders received: 2

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: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Goldbeck Construction

2 Caspian Point, Caspian Way

Cardiff

CF104DQ

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Aviva Investors

St Helen's, 1 Undershaft

London

EC3P3DQ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

The Litmus Partnership

Theta House, 7 Doman Road

Camberley

GU153DN

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)

Total value of the contract/lot: £78,000,000

Section VI. Complementary information

VI.3) Additional information

The Authority previously published a Corrigendum Notice in the FTS on 21/12/2023, ref: 2023/S 000-037605.

(WA Ref:147420)

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (Notices of decisions to award a contract), Regulation 87 (Standstill Period) and Regulations 91 (Enforcement of duties through the Court) of the Public Contracts Regulations 2015 (as amended).