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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): ocds-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: <u>2023/S 000-027168</u>

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).