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Planning

Cardiff Market Tenant Decantation for Retail Units

Cardiff Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Description

Cardiff Council proposes to find a contractor to aid in relocating traders during the restoration of Cardiff Market

To include

Groundworks and site setup between the Old Library and former Howells building. Contractor will provide Heras fencing to provide secure compound for 4 temporary units and services. A 1m exclusion will be maintained to the Old Library for Fire Compartmentation zone and 3m clear carriageway for emergency services.

Temporary units and surrounding Heras will be considered under a highways hoarding license. Contractor will be responsible for procuring hoarding, street works and S50 licenses. Contractor will be responsible for dilapidation surveys prior to commencement and on completion of the project. The client will secure planning approval.

Due to city location the contractor will be responsible for providing an intruder system, designed to ensure site wide coverage of areas within the Heras compound and front and side entrance doors of units. This will need to be live from installation of temporary units, until all units are permanently removed. The system is to be monitored out of hours via a

control centre, notifying emergency services of unauthorized entry into both compound and units.

Contractor to purchase and convert 2x 20ft high '1-ship' containers (Retail+), fabricated offsite. Completed units to be delivered to Trinity Street ready for utility/infrastructure connections. Erection of site compound, delivery of materials and logistics of temporary units can only be accommodated between 24:00-10:00hrs, access coordinated via Cardiff Council.

Adaptions and alterations for each unit as follows;

125mm Eurothane insulation placed between floor bearers to insulate underside of floors.

Containers will be sanded externally to create a key for topcoat of BS00E53 CT250 Black paint. All letters/numbers will be removed from the container prior to painting. Cam-bars to doors will be removed prior to painting and reinstated afterwards.

2 apertures will be cut in a 20' elevation using 100x50x5mm RHS and receive fully welded seal. Box section of 70x25mm will be welded between door frames to create threshold upstand. Containers will receive Black 'Smarts' system French Doors with toughened glass and low threshold.

One single door aperture will be cut in the side elevation, non cam bar door side, using 100x50x5mm RHS and will receive welded seal. Box section 70x25mm will be welded between door frame to create threshold upstand. Containers will receive 'Smarts' Single doors with toughened glass and low threshold.

Aluminium frames to receive EPDM bonded membrane and mastic finish internally and externally. Doors to receive euro cylinder locks with thumb turn internally.

Contractor will provide engineers calculations and design package for adaptions and structural openings.

5x ceiling supports to be installed using 50x50x3mm SHS, fitted to top rail at 1200mm centres, ready for MF ceiling and fixing strategy for permitter I stud.

2x service apertures will be formed in end container walls, low level, where sinks are fixed and high level for electrical connection. Constructed with 50x50 box section providing clear 250x 250mm S/O. 3mm 'infill/faceplate' securely fixed to box section, allows for temporary service connections. Infill/faceplate to be cored providing service route, sized for incoming services through 3mm plate to be sheathed with black mastic finish, ensuring weather protection and damage from sharp edge penetrations.

Apply 25mm spray foam PUR insulation to remaining internal walls and ceilings. Walls to

receive 70mm deep I stud (with 25mm air gap from 25mm PUR). Fixings to head track to be made into supplementary ceiling supports. No fixings to penetrate the corrugated sheet material.

50mm PIR insulation to be installed within stud. All joints sealed with insulation foil tape.

70mm I stud to receive full height 18mm ply. 15mm fire line board applied on top and smooth smoke tape finish.

2.5mm white hygienic board applied as final surface finish. Wall panels adhered with 2-part bonding adhesive. Sheet abutments to receive divider bars, corners to receive 30x30mm external corners. Internal wall and ceiling corners to receive white mastic finish to ensure hygienic specification. Base trims to be applied to hygienic board, designed to allow 'cap and cove' slip resistant flooring.

Ceilings to receive MF ceiling grid to provide floor/ceiling height of 2500mm clear. Hangers for MF ceiling to be fitted to sacrificial ceiling support steels. Ceiling to receive 15mm fire rated plasterboard, plaster finish, 1x mist coat and 2x coats white emulsion.

Floors to receive new 6mm ply fitted to existing at 150mm centres, covered with reinforced flexible self-leveller and 2.5mm concrete effect vinyl with welded upstand.

All door thresholds receive mastic finish to ensure robust threshold detail.

Each container will have;

Stainless double bowl, 2x mixer taps and 30L undercounter water heater.

Under sink grease trap fitted to stainless basin with automatic dosing system. Allow for supplying 2x additional dosing solutions. Client will be responsible for purchases thereafter.

Rear wall to receive stainless worktop full width of remaining space, with upstand to match profile of sink.

Contractor to provide 4x Kaplanar Beril Storage and 2x Kaplanar Fish Slabs.

Counters will be placed partially outside the footprint of French Doors. Contractor to provide removable, adjustable plinth across footprint of door openings. Allowing front corner castings of counters to be supported if moved beyond footprint of door threshold. A consistent floor finish should be maintained between the container FFL and the external plinth FFL.

A retractable canopy will be fitted to the container structure. Contractor will be responsible

for designing canopy fixing details, fitted to the structural head member of the container. The canopy will provide coverage over French doors and provide side guards. Vertical posts will be fitted either end of containers to vertical steel post between head and base corner castings. Units require structural plates fitted to containers to receive new canopies. Contractor will need to apply details prior to paint finish and co-ordination of installation with nominated canopy provider.

Contractor to allow for 2 phase logistics of containers and for packing material/shims to line and level units.

Contractor will be liable for containers insurance up to and during delivery and then at removal. Once units are sited within the secure compound and CCTV monitoring system is live, the Client will become responsible for insurances.

2x Specialist furnished catering units will be delivered to site by a third party, these are in addition to the Retail+ container units. Cardiff Council will be responsible for the hire of these catering units direct. Contractor will liaise with the hire company to co-ordinate delivery of units and upon phased completion coordinate removal.

Contractor will be responsible for facilitating installation of temporary waste/water (W/W) and new 140KVA temporary electricity supply, used to provide w/w and electric connections for temporary kitchen, fridge/freezer and retail+ units. If mains connections are not viable alternative utility services will need to be considered.

Hoarding, utility infrastructure and units needs to be ready by 02.10.25. Tenants will occupy units by 16.10.25.

Contractor will be responsible for installing standpipe and feeder pillar, stop tap, and enclosures ready to receive mains connections. Contractor will be responsible for sizing and distributing connections above ground to each unit. Units with a water supply will need a shut off valve externally to allow for each to be shut off separately. Supplies running above ground will be lagged in external grade material with trace heating and housed within suitable heavy duty ramp protectors. On completion contractor will be responsible for removing and disposing of ramps and consumables.

Contractor will provide testing for Bacterial and Legionella following live water connections to units, prior to tenant occupation. Contractor will complete tests every 3 months following first regime, until removal.

Contractor will be responsible for removing containers to location/s within a 10-mile radius of Trinity Street, location TBC by client on decanting of units.

Demobilisation of units will be completed over 2 phases. 1 kitchen and 1 Retail+ unit will be off hired 10.04.26. Contractor will be responsible for disconnecting services associated

with this phase and subsequent removal of units and site compound where necessary.

Between 10.04.26 - 30.04.26 contractor will facilitate 'changeover' of the Fridge to a Freezer, using the unit already in place.

Remaining units will be off hired 28.08.26. Contractor will be responsible for disconnecting services associated with this phase and removal of units and site compound. Contractor will be responsible for reinstating highways.

Dates are subject to Main Market programming.

Contract dates (estimated)

- 1 October 2025 to 30 September 2026
- 1 year

Main procurement category

Goods

CPV classifications

- 44211100 - Modular and portable buildings

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Engagement

Engagement deadline

7 April 2025

Engagement process description

Please provide a response as to whether you are interested in submitting a tender by Monday 7th April 2025.

Please be aware that we are currently requesting prospective bidders to register their interest in this notice to assess market availability.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 June 2025

Contracting authority

Cardiff Council

- Public Procurement Organisation Number: PVHP-5769-YHRQ

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Website: <http://www.cardiff.gov.uk>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government