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Contract

Kings Gate Main Contract

Welsh Government

F20: Modification notice

Notice identifier: 2025/S 000-015404

Procurement identifier (OCID): ocds-h6vhtk-05039f

Published 16 April 2025, 9:10am

Section I: Contracting authority/entity

I.1) Name and addresses

Welsh Government

Corporate Procurement Services, Cathays Park

Cardiff

CF10 3NQ

Email

cpsprocurementadvice@gov.wales

Telephone

+44 3000623300

Country

United Kingdom

NUTS code

UKL - Wales

Internet address(es)

Main address

<http://wales.gov.uk/?skip=1&lang=en>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0007

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Kings Gate Main Contract

Reference number

C148/2019/2020

II.1.2) Main CPV code

- 45212314 - Historical monument or memorial construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45212350 - Buildings of particular historical or architectural interest
- 92522000 - Preservation services of historical sites and buildings
- 92522100 - Preservation services of historical sites
- 92522200 - Preservation services of historical buildings
- 45212180 - Ticket offices construction work
- 45212310 - Construction work for buildings relating to exhibitions
- 45212314 - Historical monument or memorial construction work
- 45212354 - Castle construction work
- 45223810 - Prefabricated constructions
- 45313100 - Lift installation work

II.2.3) Place of performance

NUTS codes

- UKL - Wales

Main site or place of performance

Caernarfon

II.2.4) Description of the procurement at the time of conclusion of the contract:

This notice is not to advertise an opportunity as the contract has previously been awarded. The works required at the Kings Gate project at Caernarfon Castle were awarded in November 2020 and comprised of new visitor facilities within the Kings Gate Tower, which included a new café, toilet facilities, exhibition spaces, retail, external viewing decks and staff accommodation. The main focus of the project was to improve the visitor offer, especially for visitors with limited ability to access certain parts of the Castle. During the pandemic and the course of the contract the contract was extended to account for reduced working patterns owing to social distancing measures and increased material costs (steel, glass and timber). This notice covers modifications in relation to the final account.

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

Duration in months

20

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 IV. Procedure
IV.2) Administrative information**IV.2.1) Contract award notice concerning this contract**

Notice number: [2020/S 083-197861](#)

Section V. Award of contract/concession

Contract No

C148/2019/2020

Title

Kings Gate Main Contract

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

6 November 2020

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

GROSVENOR CONSTRUCTION LTD

GROSVENOR CONSTRUCTION LTD, Tir Llwyd, Kinmel Bay

Conwy

LL185JA

Telephone

+44 1745560358

Fax

+44 1745774928

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £3,700,000

Section VI. Complementary information

VI.3) Additional information

This contract is awarded and is not a current opportunity.

(WA Ref:150022)

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

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45212314 - Historical monument or memorial construction work

VII.1.3) Place of performance

NUTS code

- UKL12 - Gwynedd

Main site or place of performance

Caernarfon

VII.1.4) Description of the procurement:

Works required at Caernarfon Castle, Gwynedd. This is the final modification notice to notify of an increase.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

26

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£5,210,000

VII.1.7) Name and address of the contractor/concessionaire

GROSVENOR CONSTRUCTION LTD

GROSVENOR CONSTRUCTION LTD, Tir Llwyd, Kinmel Bay

Conwy

LL185JA

Telephone

+44 1745560358

Fax

+44 1745774928

Country

United Kingdom

NUTS code

- UKL13 - Conwy and Denbighshire

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The Welsh Government extended the duration of the Kings Gate Tower contract up to 31st March 2023 to include the release of the final 'Making Good Defects' certificate issued by the architect. The cost of the variations to the original contract took into account extensions of time, increased material costs (glass, timber, steel) which were not foreseen at the original award.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

Noting the limited space on site and the historic importance and significance of Caernarfon castle, Grosvenor Construction were best placed to deliver the additional elements of the scheme, given the relevant systems and workforce were already in place in delivering the main contract. Appointing alternative providers would result in incompatibility with existing equipment, fixture and fittings and would have negated all/any warranties already in place. Also, the need for some of the modifications were unforeseen by the Contracting Authority and were brought about by circumstances which could not have been known prior to tender i.e increased material costs

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £5,100,000

Total contract value after the modifications

Value excluding VAT: £5,210,000