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Contract

## **Caerphilly Castle Regeneration Main Works**

Llywodraeth Cymru / Welsh Government

F03: Contract award notice

Notice identifier: 2023/S 000-017713

Procurement identifier (OCID): ocds-h6vhtk-039489

Published 21 June 2023, 5:14pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Llywodraeth Cymru / Welsh Government

Gwasanaethau Caffael Corfforaethol / Corporate Procurement Services, Parc Cathays / Cathays Park

Caerdydd / Cardiff

CF10 3NQ

#### **Email**

[cpsprocurementadvice@gov.wales](mailto:cpsprocurementadvice@gov.wales)

#### **Telephone**

+44 3000257095

#### **Country**

United Kingdom

#### **NUTS code**

UKL - Wales

**Internet address(es)**

Main address

<http://www.gov.wales>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0007](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0007)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Caerphilly Castle Regeneration Main Works

Reference number

C047/2020/2021

#### **II.1.2) Main CPV code**

- 45212354 - Castle construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The award of the contract for the main regeneration works at Caerphilly Castle following the publication of a Voluntary ex-ante Transparency Notice ref 2022/S 000-036684.

#### **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: £8,140,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45212354 - Castle construction work

#### **II.2.3) Place of performance**

NUTS codes

- UKL16 - Gwent Valleys

Main site or place of performance

Caerphilly County Borough.

#### **II.2.4) Description of the procurement**

This is a contract award notice following the publication of a Voluntary ex-ante Transparency Notice ref 2022/S 000-036684 published on 29/12/2022. Cadw is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Cadw sought to appoint a suitably accredited and experienced Principal Contractor to undertake pre-construction services and the construction works for the regeneration programme at Caerphilly Castle through the Early Contractor Involvement route.

The original scope of works were to include a new build visitor centre, café and w/c, refurbishment of the existing shop, refurbishment and remodelling of the Great Hall and Interpretation works throughout the castle. Eight additional packages of work will now be awarded which were identified as required, in order to deliver the original scope of works. These eight packages of work are noted within section IV of this notice.

#### **II.2.5) Award criteria**

Quality criterion - Name: Technical/Quality / Weighting: 70

Price - Weighting: 30

#### **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 original opportunity and award notice was published at a local level through Sell2Wales as the contract was below the FTS threshold. The additional eight packages of work required meant the total value was above threshold and was why the previous Voluntary ex-ante Transparency Notice was published.

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The services can be provided only by a particular economic operator for the following reason:
  - absence of competition for technical reasons

Explanation:

As noted in the published Voluntary ex-ante Transparency Notice ref 2022/S 000-036684, the principle of an ECI appointment was to allow Cadw to ensure the affordability and buildability of the proposed design from RIBA stages 1 to 4. During the initial stages it became apparent that additional essential works were required in order for the three main packages to be delivered. These eight additional packages will cover: a new terrace area to the cafe and balustrade railings; access works to enable visitors to view the new interpretation; new wi-fi installations; refurbishment of the old visitor centre; refurbishment and strengthening of 3 access bridges; a new rest/wild garden area; creation of an accessible "play for all" play area; and conservation works to the water gate to allow a viewing platform. These eight additional packages of work were not anticipated at the original award and were only identified as required as part of the detailed design development.

#### 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: [2022/S 000-036684](#)

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## **Section V. Award of contract**

### **Contract No**

C047/2020/2021

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

4 August 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

#### **V.2.3) Name and address of the contractor**

JOHN WEAVER (CONTRACTORS) LTD

JOHN WEAVER (CONTRACTORS) LTD, Morfa House 126 Neath Road

SWANSEA

SA12JW

Telephone

+44 1792464004

Fax

+44 1792648177

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £3,100,000

Total value of the contract/lot: £8,140,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 30 %

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## **Section VI. Complementary information**

### **VI.3) Additional information**

As noted in Section II, the original opportunity and award notice was published at a local level through Sell2Wales as the contract was below the FTS threshold. The additional eight packages of work required meant that the total value increased to a final projected cost of 8.14m GBP. This new revised total includes for significant cost increases in materials and a time/resource increase of an additional 12-18 months.

(WA Ref:128650)

### **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