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Tender

Main Contractor for Cathedral Gardens (& Blitz Memorial)

Belfast City Council

F02: Contract notice

Notice identifier: 2025/S 000-018480

Procurement identifier (OCID): ocds-h6vhtk-050b81

Published 1 May 2025, 2:58pm

Section I: Contracting authority

I.1) Name and addresses

Belfast City Council

9-21 Adelaide Street

Belfast

BT2 8DJ

Email

pmu@belfastcity.gov.uk

Country

United Kingdom

Region code

UKN06 - Belfast

Internet address(es)

Main address

<https://www.belfastcity.gov.uk/tenders>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://e-sourcingni.bravosolution.co.uk/web/login.shtml>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Main Contractor for Cathedral Gardens (& Blitz Memorial)

Reference number

PQQ 4660

II.1.2) Main CPV code

- 45200000 - Works for complete or part construction and civil engineering work

II.1.3) Type of contract

Works

II.1.4) Short description

Cathedral Gardens is a strategically important public open space in the heart of Belfast City Centre. With the recent development of Ulster University, Cathedral Gardens is now part of an exciting, rapidly developing area of Belfast City Centre. St Anne's Cathedral, a listed building, lies south of the site across Academy Street.

The existing site is a predominantly hard aging, civic space comprising the following: established trees and raised garden beds; seating integrated into low concrete retaining walls; and open paved surfaces of varied materials which have been repaired and altered over time.

The project is for the provision of the redevelopment of the existing Cathedral Gardens area of Belfast. The project is a public realm environmental improvement scheme and aims to provide Belfast City Centre with an innovative, multifunctional, and digitally driven vision for Cathedral Gardens. Cathedral Gardens is a key area of public open space located next to Ulster University, Writer's Square, and St Anne's Cathedral.

Redevelopment of the site will include but is not limited to;

- Site clearance;
- Demolition including the breakout and removal of concrete;
- Decommissioning and infill of existing underground tank and plantroom;

- Isolation and disconnection of NIE metered supply, lighting columns;
- Tree protection and felling works;
- Site preparation works, adjusting existing levels to formation level;
- Soil remediation including capping works to soft landscaped areas and testing of incoming material to soft landscaped areas;
- Validation and verification of land remedial works;
- Ground investigation works;
- Hard and soft landscaping including drainage, ducting, paving, porous asphalt, kerbing, edging, planters, pre-cast concrete, planting shrubbery, trees and pleached trees complete with watering and aeration system, rootball cradles, grass turving, street furniture, decorative boulders, and boundary treatment works;
- Retaining walls;
- SuDs tree pits and rain garden;
- Foundations;
- An interactive lighting experience including associated controls, remote and wireless connectivity, data cabling, network links, lighting control strategy including third party control, licences, commissioning, training, operation manual and after-care. Lighting in the form of catenary lighting on feature columns, including a canopy covered interactive digital play zone and projector provision for digital art displays;
- CCTV system including fold down CCTV camera towers;
- Ducting, cable chambers, feeder pillars including NIE connection, meter and switchgear including testing and commissioning;
- Liaising with statutory authorities including NIE, DfI
- Flood lighting and feature lighting including slip rated ground recessed lighting, bollard lighting, up-light and down-light fittings;
- A public plaza capable of accommodating small to modestly sized events with pop-up electrical services for vendors to connect to;
- An urban forest / woodland garden area to function as a quiet place and to promote

wildlife;

- A lawn area next to the university to soften this urban environment and complement university café culture;
- A Blitz memorial to commemorate this WWII tragedy; and
- Retention of Rinty Monaghan statue.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

II.2.4) Description of the procurement

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- Site preparation works, adjusting existing levels to formation level;
- Soil remediation including capping works to soft landscaped areas and testing of incoming material to soft landscaped areas;
- Validation and verification of land remedial works;
- Ground investigation works;
- Hard and soft landscaping including drainage, ducting, paving, porous asphalt, kerbing, edging, planters, pre-cast concrete, planting shrubbery, trees and pleached trees complete with watering and aeration system, rootball cradles, grass turving, street furniture, decorative boulders, and boundary treatment works;
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- Retention of Rinty Monaghan statue.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

12

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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.2.2) Time limit for receipt of tenders or requests to participate

Date

4 June 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Belfast City Council

9-21 Adelaide Street

Belfast

BT2 8DJ

Country

United Kingdom