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Planning

Initial Market Testing – Castle Square Redevelopment and Regeneration

City & County of Swansea

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-025707

Procurement identifier (OCID): ocids-h6vhtk-03682a

Published 13 September 2022, 4:48pm

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Contact

Gail Evans

Email

CastleSq@swansea.gov.uk

Telephone

+44 1792637242

Country

United Kingdom

NUTS code

UKL18 - Swansea

Internet address(es)

Main address

<http://www.swansea.gov.uk/dobusiness>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from 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

Initial Market Testing – Castle Square Redevelopment and Regeneration

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Swansea Council is undertaking the redevelopment and regeneration of Castle Square located in Swansea City Centre at Castle Street and Princess Way, Swansea, SA1 3PP. The site is adjacent to a busy high street and is a main thoroughfare for the City Centre. The redevelopment will include highway works, drainage, hard and soft landscaping, the construction of two new build commercial pavilions and the installation of a jetted water feature. The project is to be contractor design and build – the RIBA Stage 3 design is complete. Swansea Council is seeking a Principal Contractor to undertake these works.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45400000 - Building completion work
- 45200000 - Works for complete or part construction and civil engineering work
- 71322000 - Engineering design services for the construction of civil engineering works
- 71321000 - Engineering design services for mechanical and electrical installations for

buildings

- 45112700 - Landscaping work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Swansea

II.2.4) Description of the procurement

The site is owned by the City and Council of Swansea and is situated at Castle Street and Princess Way, Swansea, SA1 3PP. The site is open on all sides and is surrounded by public highways and pedestrian paths.

Swansea Council along with its appointed multi-disciplinary design team will be seeking a suitably experienced Principal Contractor to undertake the design and construction works. The redevelopment will comprise of highway works, drainage, hard and soft landscaping, the construction of two new build commercial pavilions and the installation of a jetted water feature.

It is anticipated that the PCSA period will commence by November 2022. There will be opportunities for site visits once the tender has been published.

The prior information notice will be published on open procurement and framework procurement platforms to ascertain the most appropriate procurement method.

The appointed Principal Contractor will be responsible for the technical design and the associated package procurement process to support the agreement of the main works contract sum.

The two-stage design and build procurement route will be utilised. The contract type for this project has not been confirmed; however, a JCT Design and Build 2016 and JCT PCSA 2016 are the preferred choice. The NEC suite of contracts is also being assessed as an option. Please confirm, by way of response, whether you would accept the following contracts:

1. JCT Design and Build 2016 with Amendments

2. JCT Pre-Construction Services Agreement (General Contractor) PCSA 20116

3. NEC3 or NEC4 Suite of Contract – Specific contract to be confirmed

II.2.14) Additional information

Swansea Council has an appointed Multi-Disciplinary Team to undertake Project Management, Cost Management, Principal Designer, Architectural, Mechanical, Electrical, Structural and Civil Engineering Services. The MDT will be assisting Swansea Council on the procurement exercise. The Architect and Civil and Structural Engineer will be novated to the contractor

II.3) Estimated date of publication of contract notice

26 September 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Interested bidders will need to email

CastleSq@swansea.gov.uk no later than 12pm on 20th September 2022 to express an interest in the project. Please confirm whether you would accept each of the three contracts/suite of contracts listed under II.2.4.

The publication of this Prior Information Notice is for information gathering purposes only at this stage and forms part of the market testing initiative. Expressions of interest received will not be scored and will NOT form part of an evaluation process.

This exercise will not be used for the purposes of short-listing at a later stage and non-participation will not restrict access to any tender opportunity that might follow from this exercise.

Swansea Council reserves the final right to follow what it considers to be the most appropriate approach to market and will not meet any costs incurred by any party in responding to this exercise. Having considered all representations Swansea Council reserves the right to package the requirement in such a way as to offer the most cost effective, sustainable solution.

The estimated date for publication of the contract notice is subject to change depending on the outcome of this PIN notice and market testing exercise.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=124702.

(WA Ref:124702)