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Tender

Cardiff Council – Atlantic Wharf Mixed Use Development – Area A

Cardiff Council

F02: Contract notice

Notice identifier: 2023/S 000-027168

Procurement identifier (OCID): ocds-h6vhtk-03fc9b

Published 14 September 2023, 8:52am

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Email

corporate.procurement@cardiff.gov.uk

Telephone

+44 2920873701

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

<https://www.cardiff.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://supplierlive.proactisp2p.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/>

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

Cardiff Council – Atlantic Wharf Mixed Use Development – Area A

Reference number

ERFX1008240

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Cardiff Council (“the Authority”) is the freeholder of various plots of land identified in the Site Plan included with the procurement documents. The Authority wishes to have the following outputs delivered across the Site; (i) new Authority office space (including fit out) of no less than 120,000sq ft NIA (including a Management Suite of no less than 20,000 sq ft NIA), in addition there will need to be allowances for circulation, foyer and food and beverage space.

(ii) Capella Production Studio of no less than 32,000sq ft Net Internal Area (“NIA”), (iii) Events Hall building of no less than 40,400sq ft NIA (iv) associated road infrastructure and public realm space.

The Authority is seeking to appoint a developer to finance, design and deliver the outputs referred to above. The Authority will not be making any financial contributions towards the cost of delivering these outputs prior to or during the delivery phase(s).

Where the outputs (referred to above) are delivered within stipulated affordability envelopes (as set out in the procurement documents) the Authority intends to acquire those outputs from the successful bidder on practical completion.

II.1.5) Estimated total value

Value excluding VAT: £100,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45211350 - Multi-functional buildings construction work
- 45210000 - Building construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212100 - Construction work of leisure facilities
- 45212170 - Entertainment building construction work
- 45212312 - Exhibition centre construction work
- 45212320 - Construction work for buildings relating to artistic performances
- 45213150 - Office block construction work
- 45213316 - Installation works of walkways
- 45233000 - Construction, foundation and surface works for highways, roads
- 45231000 - Construction work for pipelines, communication and power lines
- 45233100 - Construction work for highways, roads
- 45112700 - Landscaping work
- 71000000 - Architectural, construction, engineering and inspection services
- 71500000 - Construction-related services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services
- 71540000 - Construction management services
- 71530000 - Construction consultancy services
- 66122000 - Corporate finance and venture capital services

- 45400000 - Building completion work
- 45450000 - Other building completion work
- 45300000 - Building installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 51600000 - Installation services of computers and office equipment
- 39130000 - Office furniture

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

Main site or place of performance

Land at County Hall Site, Atlantic Wharf, Cardiff, CF10 4UW

II.2.4) Description of the procurement

Continued from II.1.4)

The procurement also provides the successful bidder with an option to acquire at market value certain adjacent plots of land for independent development and to improve the financial viability of the project.

The Authority has set various affordability envelopes that different outputs of the project must fall within. Further details on these affordability envelopes are set out in the draft procurement documents made available with this Contract Notice. The Authority reserves the right to increase the size requirements of the new Authority office complex (and corresponding affordability envelopes) as well as incorporating an additional requirement to deliver no less than a 100,000 sq.ft NIA for a new office development on one of the plots. Such varied and additional requirements are subject to the Authority's business case approvals and finalised requirements will be confirmed to participating bidders during the procurement process. Further details are provided in the procurement documents.

Consequently, the estimated value of the opportunity ranges from 85mGBP to 155GBP depending on the final output requirement.

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

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 3

Objective criteria for choosing the limited number of candidates:

The criteria to be used to select the appropriate number of candidates to participate in the subsequent stages of the competition is set out in the procurement documents.

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

II.2.14) Additional information

The Authority reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

The estimated duration referenced in II.2.7 relates to the envisaged development period for the project.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

30 October 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

6 November 2023

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

English, Welsh

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Bidders should note that the procurement documents (including the Invitation to Participate in Dialogue) are draft documents at this stage, providing indicative information of the Authority's intended approach in the procurement process and are for general information only. The Authority reserves the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

Requests to participate must be by way of completion and submission of the Pre-Qualification Questionnaire (PQQ) (in accordance with the requirements set out in the PQQ) by the date and time specified in Section IV2.2. The applicants with the 3 highest scoring, compliant PQQ responses will be invited to the tender stages of the competition process.

The Authority reserves the right not to accept requests to participate that are received after the deadline. Bidders are encouraged to submit their submissions well in advance of the stated date and time in order to avoid issues such as technical difficulties with the electronic system that may be due to the high volumes of traffic attempting to submit applications on the same date at the same time.

Bidders are responsible for their own costs in relation to this procurement process. The Authority reserves the right to cancel the procurement procedure at any point and shall have no liability to candidates whatsoever in respect of any costs incurred by candidates in participating in the tender process.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

The Authority will request Bidders to submit contract specific social value commitments using the Welsh TOMS (themes, outcomes and measures), which will be evaluated on the Social Value Portal as part of the tender process. The successful Bidder will then work with the Council to deliver these commitments over the contract period.

(WA Ref:134575)

The buyer considers that this contract is suitable for consortia.

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (Notices of decisions to award a contract), Regulation 87 (Standstill Period) and Regulations 91 (Enforcement of duties through the Court) of the Public Contracts Regulations 2015 (as amended).