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Tender

B874 - The Provision of Porthcawl Waterfront Regeneration Area Masterplan and Design Code

Bridgend County Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-031951

Procurement identifier (OCID): ocds-h6vhtk-041014

Published 30 October 2023, 11:56am

The closing date and time has been changed to:

17 January 2024, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Bridgend County Borough Council

Bridgend County Borough Council, Procurement Unit, Civic Offices, Angel Street

Bridgend

CF31 4WB

Email

tenders@bridgend.gov.uk

Telephone

+44 1656643643

Country

United Kingdom

NUTS code

UKL17 - Bridgend and Neath Port Talbot

Internet address(es)

Main address

<http://www.bridgend.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0417

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://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Consultancy

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

B874 - The Provision of Porthcawl Waterfront Regeneration Area Masterplan and Design Code

Reference number

B874

II.1.2) Main CPV code

- 71200000 - Architectural and related services

II.1.3) Type of contract

Services

II.1.4) Short description

Porthcawl has been earmarked for significant investment and regeneration for a number of years with Bridgend County Borough Council (BCBC) taking a leading role in terms of past and current developments. A significant part of the waterfront was purchased by the Welsh Government (WG) in March 2023 and together with BCBC both public bodies have formed a land owners agreement which will see the waterfront master planned as one development.

As part of its work to bring forward regeneration in Porthcawl, BCBC previously prepared a Supplementary Planning Guidance (SPG) document in 2007. The 2007 SPG was based on a high level masterplan for Porthcawl Harbourside which provided for new homes alongside major retail and leisure developments, community provision, new road systems, land set aside for health provision, and other areas of public amenity, including new sea defences.

More recently BCBC has formulated and approved a Placemaking Strategy following a period of public consultation. The Strategy provides a high level masterplan and sets out a vision and approach to the development of 32 ha of land across the Porthcawl Waterfront

Regeneration Area (PWRA) for mixed use development including significant areas of public realm. The future provision of open space for public access, amenity and enjoyment was a crucial issue emerging from key stakeholder and public consultation carried out in developing the Placemaking Strategy. Subsequent to the Placemaking Strategy the open space concept design has been prepared in order to capture a vision and framework for the nature of the public open spaces, their potential future uses and potential design approaches. Alongside the open space concept design an infrastructure plan has been prepared which considers the phasing and delivery of key infrastructure in synergy with the provision of the planned development including new open spaces.

In March 2023 Welsh Government Acquired land at Coney Beach and Sandy Bay and the wider Sandy Bay East and Sandy Bay West Development site is now jointly owned by Welsh Government and BCBC. The joint public sector landowners are fully committed to bringing forward high quality mixed use regeneration and the preparation of a masterplan and design code is considered an important next step ahead of any future planning application and / or procurement exercise to appoint a developer.

As joint public sector landowners BCBC and WG have strong shared aspirations to maximise the social value that flows from the development as such delivering 50% of the residential development as affordable housing and including a substantial proportion of low carbon homes are core objectives that will need to be taken into account as part of this commission. Additionally, providing high quality residential accommodation that accords with WDQR 2021 standards is a key requirement.

This is an invitation to tender for the preparation of design work needed to bring forward the nature and scale of mixed-use development anticipated across the PWRA. However, the waterfront at Porthcawl can deliver something special to residents and visitors alike. Consequently, we are looking for something special from our consulting team. This is not a run of the mill commission. The successful consultants will need to demonstrate that they can see, and are bought into, the vision for what can and should be delivered on this unique site.

The lead consultant will be a Masterplanner/urban designer but will work with, and be informed by, property agents, civil engineers and other experts as directed by the brief.

The commission will be masterplan led with a supporting design code, consideration of mix of uses, scale and massing, views & linkages and other architectural and urban design factors as the consultant may advise necessary and appropriate.

This work is a joint commission between BCBC and WG who wish to commission a consultant consortium, to produce a master plan and associated design code.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services

II.2.3) Place of performance

NUTS codes

- UKL17 - Bridgend and Neath Port Talbot

II.2.4) Description of the procurement

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As part of its work to bring forward regeneration in Porthcawl, BCBC previously prepared a Supplementary Planning Guidance (SPG) document in 2007. The 2007 SPG was based on a high level masterplan for Porthcawl Harbourside which provided for new homes alongside major retail and leisure developments, community provision, new road systems, land set aside for health provision, and other areas of public amenity, including new sea defences.

More recently BCBC has formulated and approved a Placemaking Strategy following a period of public consultation. The Strategy provides a high level masterplan and sets out a vision and approach to the development of 32 ha of land across the Porthcawl Waterfront Regeneration Area (PWRA) for mixed use development including significant areas of public realm. The future provision of open space for public access, amenity and enjoyment was a crucial issue emerging from key stakeholder and public consultation carried out in developing the Placemaking Strategy. Subsequent to the Placemaking Strategy the open space concept design has been prepared in order to capture a vision and framework for the nature of the public open spaces, their potential future uses and potential design

approaches. Alongside the open space concept design an infrastructure plan has been prepared which considers the phasing and delivery of key infrastructure in synergy with the provision of the planned development including new open spaces.

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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 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

Open 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

Originally published as:

Date

1 December 2023

Local time

12:00pm

Changed to:

Date

17 January 2024

Local time

12:00pm

See the [change notice](#).

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

English

IV.2.7) Conditions for opening of tenders

Date

1 December 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Please see tender documents.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=135838

(WA Ref:135838)

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