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Award

Caerphilly Castle Regeneration Main Works

Llywodraeth Cymru / Welsh Government

F15: Voluntary ex ante transparency notice

Notice identifier: 2022/S 000-036684

Procurement identifier (OCID): ocds-h6vhtk-039489

Published 29 December 2022, 4:39pm

Section I: Contracting authority/entity

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

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

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.

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

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 have now been 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 tender opportunity was run through a restricted below FTS procedure and awarded at a cost of 3.1m GBP with a 12-18 construction period. The total cost included in II.1.7 of this notice includes this original value.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated without a prior call for competition

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

Explanation:

This voluntary ex ante transparency notice is intended to provide notice of the Authority's decision to proceed with awarding a contract to John Weaver Contractors to cover eight additional packages of works noted below.

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 has become apparent that additional essential works are required in order for the three main packages to be delivered. These eight additional packages 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 have only been identified as required as part of the detailed design development. Stage 4 is now complete as part of the ECI appointment which has identified cost increases in all aspects of the works, resulting in a new projected final cost of 8.14m GBP. This new revised total includes for significant cost increases in materials for the initial contract award of 3.1m GBP, the additional eight packages of work noted above, as well as a time/resource increase of an additional 12-18 months.

It is Cadw's view that due to the significant investment in time, the processes that John Weaver Contractors have implemented, the relationships they have made with the wider design team and through their own supply chain during RIBA stages 1 to 4 and their expert knowledge of working within an historical context and scheduled monument, that they are therefore best placed to continue with the contract and ensure value for money and a successful conclusion of the contract for Cadw. In addition, it is Cadw's view that due to size and capacity of the site, to ensure the safety of it as well as contractors and members of the public, it would not be practical or safe to accommodate two main contractors at the site at the same time to cover the works and that should the works be treated separately, the optimised scheduling to ensure vfm, could not be achieved

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Contract No

C047/2020/2021

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

4 August 2021

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

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/concessionaire is an SME

Yes

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

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

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

V.2.5) Information about subcontracting

The contract/lot/concession is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 30 %

Section VI. Complementary information

VI.3) 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 has meant the total value is now above threshold and is why this notice is being published.

(WA Ref:125657)

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