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Not applicable

Cardiff Council – Atlantic Wharf Mixed Use Development – Area A

Cardiff Council

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-037605

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

Published 21 December 2023, 9:24am

Section I: Contracting authority/entity

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

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.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-027168](#)

Section VII. Changes

VII.1) Information to be changed or added

VII.2) Other additional information

Addendum Notice

The Authority has elected, for objective and commercial reasons, to remove the requirement to deliver the originally advertised Events Hall building (as described above) from the scope of the procurement process. As a consequence, (i) the estimated value of the opportunity has been reduced; and (ii) the successful bidder will have an option to acquire the plot of land (originally reserved for the Events Hall building) at market value for its own independent development and to aid with the viability of the project as originally described in the Contract Notice albeit the position set out in the procurement documents made available at the outset of the competition has been expanded to include this further plot of land (but on a basis which is consistent with that originally advertised).

VII.2) Text to be corrected in the original notice:

Section number II.1.4

Lot No: 1

Place of text to be modified: Paragraphs 1 and 2

Instead of:

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.

Read:

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”); and (iii) associated road infrastructure and public realm space.

Section number II.1.5

Lot No: 1

Place of text to be modified: Value exceeding VAT

Instead of: 100,000,000 GBP

Read: 80,000,000 GBP

Section number II.2.4

Lot No: 1

Place of text to be modified: Description of the procurement

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

Read: Consequently, the estimated value of the opportunity ranges from 65,000,000 GBP to 135,000,000 GBP depending on the final output requirement