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Tender

Residential New Build Talybont Brickyards

CARDIFF UNIVERSITY

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-050018

Procurement identifier (OCID): ocds-h6vhtk-056490 ([view related notices](#))

Published 20 August 2025, 9:41am

Scope

Reference

CU.2016.JP

Description

Appointment of Project Manager, Cost Manager and Multi-disciplinary Design Team for new build residential buildings at Talybont Brickyards site. Scheme to be taken to point of achieving planning permission only, at which point external funding can be sought.

Scope: Project and Cost Management

Provide robust leadership in the form of Project Management to the team, including managing the programme.

Advising the University regarding development options.

Management of cost within the budget envelope.

Production of Pre-Tender estimate.

Production of Procurement report.

Management and recording of meetings.

Advising the University on requirements for external funding or development, including Rights to Light issues or any other surveys and assessments required.

Reporting to the University regarding progress, risk and issues.

Scope: Multi-Disciplinary Design Team

Undertake the design to achieve planning permission including:

Architectural

Principal Designer (including BSA)

MEP

Civil Engineering

Fire Engineering

Acoustics

Landscape and Ecology

Highways design

Interior Design

Surveys and appraisals

Coordination of Design

Advising the University of any other requirements to meet the brief.

Planning Consultancy will be subject to a separate appointment.

The appointment may be extended to include Stages 3-5 (Mobilisation to Completion) if funding is secured.

Full details are contained the scope documents.

Total value (estimated)

- £2,750,000 excluding VAT
- £3,300,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 17 November 2025 to 30 September 2027
- Possible extension to 28 September 2029
- 3 years, 10 months, 12 days

Description of possible extension:

The contacts may be extended by 2 years subject to planning approval.

Main procurement category

Services

CPV classifications

- 71530000 - Construction consultancy services

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Bidders may submit a Conditions of participation response for both Lot 1 (PM & QS) and Lot 2 (MDDT).

The top 3 ranked bidders from the conditions of participation will be down selected. However, the University requires that separate Consultants are down selected for Lot 1 and Lot 2.

In the event that a bidder bids for both lots and is the top scoring COP bidder in both lots, then in order to maintain separation, the bidder will be given the choice of which lot to proceed to ITT stage.

In the event that a bidder has to choose to withdraw from a lot, that lot will be awarded to the 4th place ranked bidder and so on.

Lot 1. Project and Cost Management Services

Description

Scope: Project and Cost Management

Provide robust leadership in the form of Project Management to the team, including managing the programme.

Advising the University regarding development options.

Management of cost within the budget envelope.

Production of Pre-Tender estimate.

Production of Procurement report.

Management and recording of meetings.

Advising the University on requirements for external funding or development, including Rights to Light issues or any other surveys and assessments required.

Reporting to the University regarding progress, risk and issues

Full details are contained in the scope document.

Lot value (estimated)

- £250,000 excluding VAT
- £300,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Multi-Disciplinary Design Team Services

Description

Scope: Multi-Disciplinary Design Team

Undertake the design to achieve planning permission including:

Architectural

Principal Designer (including BSA)

MEP

Civil Engineering

Fire Engineering

Acoustics

Landscape and Ecology

Highways design

Interior Design

Surveys and appraisals

Coordination of Design

Advising the University of any other requirements to meet the brief.

Full details are contained the scope

Lot value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Project and Cost Management Services

Lot 2. Multi-Disciplinary Design Team Services

As stated in the Procurement documents

Technical ability conditions of participation

Lot 1. Project and Cost Management Services

Lot 2. Multi-Disciplinary Design Team Services

As stated in the Procurement documents

Particular suitability

Lot 1. Project and Cost Management Services

Lot 2. Multi-Disciplinary Design Team Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

1 September 2025, 5:00pm

Submission type

Tenders

Tender submission deadline

15 September 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/cardiffuniversity/aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

31 October 2025

Award criteria

Lot 1. Project and Cost Management Services

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

Lot 2. Multi-Disciplinary Design Team Services

Name	Type	Weighting
Quality	Quality	55%
Price	Price	35%
Responsible Procurement/Sustainability	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

On receipt of completed Conditions of Participation, the University will assess Conditions of Participation responses and will limit the number of Bidders that are invited to the Award stage to the three (3) Bidders per lot that have received the highest scores for the Conditions of Participation scored questions provided that they have not been excluded pursuant to other provisions of this Conditions of Participation.

Bidders may submit a Conditions of participation response for both Lot 1 (PM & QS) and Lot 2 (MDDT).

The top 3 ranked bidders from the conditions of participation will be down selected. However, the University requires that separate Consultants are down selected for Lot 1 and Lot 2.

In the event that a bidder bids for both lots and is the top scoring COP bidder in both lots, then in order to maintain separation, the bidder will be given the choice of which lot to proceed to ITT stage.

In the event that a bidder has to choose to withdraw from a lot, that lot will be awarded to the 4th place ranked bidder and so on.

Documents

Technical specifications to be met

<https://in-tendhost.co.uk/cardiffuniversity/aspx/Home>

Contracting authority

CARDIFF UNIVERSITY

- Companies House: RC000089
- Public Procurement Organisation Number: PHVT-4343-HWYR

Park Place

Cardiff

CF10 3AT

United Kingdom

Contact name: Julie Price

Email: Pricejk@cardiff.ac.uk

Website: <http://www.cardiff.ac.uk>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales