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Tender

Digarbon Project Main Contractor

CARDIFF UNIVERSITY

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

Notice identifier: 2025/S 000-061275

Procurement identifier (OCID): ocds-h6vhtk-0587bb ([view related notices](#))

Published 1 October 2025, 12:03pm

Scope

Reference

CU.2012.JP

Description

Cardiff University has secured loan funding from the Welsh Government's Decarbonisation Programme, administered by Salix, to retrofit the Law and Tower buildings. The funding covers Stage 1 of the fabric retrofit plan which covers the design and installation of new roofs and windows only.

The project must be fully delivered by December 2027 to comply with the funding agreement. The total budget allocated to the project including the pre-construction services (Stage 1 appointment) and main contract works (Stage 2 appointment) is circa £7.5 m excluding VAT.

Cardiff University has employed a Multi-disciplinary Design Team (MDDT) to progress the project up to CU project stage 5 (equivalent RIBA stage 6/7). The successful tenderer in Stage 1 (Pre-Construction Services Agreement) will be required to work with the MDDT to complete the allocated Contractor Design Portions (CPDs), concluding the project design

for pricing and setting the Activity Schedule under the Stage 2 appointment.

1.1 Scope of Works

Scope of Works required at Law Building:

- Asbestos Removals.
- Replacement of existing flat roof systems on both the main section of the building (including the lift motor/plant room) and the lower-level extension built in the 1990s. To facilitate these works roof top MEP systems and PV cells will need to be removed and re-installed (including recommissioning).
- Removal of all existing windows and curtain walling (frames & windows) and replacement with new double-glazed units and associated making good.
- FF&E - installation of new replacement windows blinds.

Scope of works required at Tower Building:

- Asbestos removals.
- Replacement of existing flat roof systems on the no.2 lower-level extensions only (not including the main roof which has recently been replaced). To facilitate these works roof top MEP systems will need to be removed and re-installed (including recommissioning).
- Removal of all existing windows and curtain walling (frames & windows) and replacement with new double-glazed units and associated making good (except for the windows in the extension built in 2008 which are to be retained).
- FF&E - installation of new replacement windows blinds.
- Implementation of plans for phasing, sequencing and building user decanting to deliver the works.

1.2 Contractor requirements

- The contractor is to allow for a dedicated stakeholder manager, separate from the site manager, with proven experience in communications and phasing updates.
- The contractor is to allow for moving of items within rooms (e.g., desks, furniture) that obstruct window works.
- Demonstrate experience in delivering projects of a similar nature, insuring complex

refurbishments and upgrades in live environments.

- Strong track record in phasing works to minimise disruption while maintaining the student experience.
- Experience managing projects with funding constraints and deadlines
- Delivery under the NEC 4 ECC Contract Option A, incorporating Contractors Design portions.
- Recognition that a dedicated Stakeholder Manager will be required to coordinate engagement, communication, and risk management throughout project.
- Works.

1.3 Stakeholder Constraints

- The contractor is to allow for a dedicated stakeholder manager, separate from the site manager, with proven experience in communications and phased update delivery.
- The contractor is to allow for moving furniture/items within rooms that obstruct window works. CU/Schools will ensure personal belongings are cleared prior to the contractor undertaking this.

Phasing Constraints:

- Holiday periods are fixed and must be blocked out in the programme. Works to lecture theatres, Pro Bono Clinic, Tower floors 0 - 3, and scaffold erection/removal must take place in these periods.
- The contractor may propose resequencing of activities provided all works remain within the agreed holiday windows.
- The contractor is required to confirm and manage access arrangements during closure/decant periods. Users must be given clear notice (e.g., the week before) to collect essential items.

Total value (estimated)

- £7,500,000 excluding VAT

- £9,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 March 2026 to 10 December 2027
- 1 year, 8 months, 26 days

Main procurement category

Works

CPV classifications

- 45214400 - Construction work for university buildings

Contract locations

- UKL22 - Cardiff and Vale of Glamorgan

Participation

Legal and financial capacity conditions of participation

As stated in the ITT Docs

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

27 October 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

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

As stated in the Conditions of Participation document

Award decision date (estimated)

27 February 2026

Award criteria

Name	Type	Weighting
Quality and Responsible Procurement	Quality	70%
Price	Cost	30%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 Appointment:

Award of a NEC4 PCSA - This will be conducted under a competitive flexible procurement process, with stage 1 of the procurement conducted via a Conditions of participation exercise to down select bidders to the ITT stage. The ITT stage will be issued to the down selected bidders and will be awarded on MAT via a NEC4 PCSA contract.

The University will appoint 1 contractor under a PCSA contract

The top 5 ranked bidders from the Conditions of Participation will be down selected.

Stage 2 Appointment:

The University will then take forward the appointed contractor under the PCSA contract. Following conclusion of the PCSA to arrive at an agreed Contract sum and Scope, the contractor will be appointed under a NEC4 Option A contract with identified contractors design allocation.

The University reserves the right not to proceed to the construction contract from the PCSA contract.

Documents

Associated tender documents

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

Contracting authority

CARDIFF UNIVERSITY

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

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Contact name: Julie Price

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Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales