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Tender

Construction Consultancy Framework

Adra (Tai) Cyf

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

Notice identifier: 2025/S 000-077800

Procurement identifier (OCID): ocds-h6vhtk-05de0f ([view related notices](#))

Published 27 November 2025, 3:47pm

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Scope

Description

Mae Adra yn edrych i sefydlu fframwaith ar gyfer Ymgynhoriaeth Adeiladwaith. Gweler y ddogfennau tendro ar gyfer gwybodaeth pellach.

Adra are looking to establish a Construction Consultancy Framework. Further information can be found within the tender documentation.

Commercial tool

Establishes a framework

Total value (estimated)

- £4,000,000 excluding VAT

- £4,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Main procurement category

Services

Contract locations

- UKL23 - Flintshire and Wrexham
- UKL12 - Gwynedd
- UKL11 - Isle of Anglesey
- UKL13 - Conwy and Denbighshire

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Architect

Description

1. Architect

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71200000 - Architectural and related services
- 71400000 - Urban planning and landscape architectural services

Same for all lots

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

Lot 2. Planning Consultant

Description

2. Planning Consultant

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 3. Surveying

Description

3. Surveying - including building surveying, building preservation, party wall surveying, and fire safety

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,799,997 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 4. Engineering

Description

4. Engineering - including civil and structural

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 5. Quantity Surveying / Employer's Agent / Project Management

Description

5. Quantity Surveying / Employer's Agent / Project Management

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 6. Mechanical and Electrical

Description

6. Mechanical and Electrical

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 7. Ecological, Biodiversity, and Environmental

Description

7. Ecological, Biodiversity, and Environmental

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90700000 - Environmental services
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 8. Arboriculture

Description

8. Arboriculture

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services

Same for all lots

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

Lot 9. Principal Designer

Description

9. Principal Designer

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 10. Archaeology

Description

10. Archaeology

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,799,998 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71351914 - Archaeological services

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Further information about fees

a 1% Social Value rebate will be payable at the end of each financial year, this will be calculated on the value of the call-off contracts

Framework operation description

As per tender documentation, Adra will be able to direct award or undertake a mini-

competition when awarding through the framework

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Architect

Lot 2. Planning Consultant

Lot 3. Surveying

Lot 4. Engineering

Lot 5. Quantity Surveying / Employer's Agent / Project Management

Lot 6. Mechanical and Electrical

Lot 7. Ecological, Biodiversity, and Environmental

Lot 8. Arboriculture

Lot 9. Principal Designer

Lot 10. Archaeology

As per tender documentation

Technical ability conditions of participation

Lot 1. Architect

Lot 2. Planning Consultant

Lot 3. Surveying

Lot 4. Engineering

Lot 5. Quantity Surveying / Employer's Agent / Project Management

Lot 6. Mechanical and Electrical

Lot 7. Ecological, Biodiversity, and Environmental

Lot 8. Arboriculture

Lot 9. Principal Designer

Lot 10. Archaeology

As per tender documentation

Particular suitability

Lot 1. Architect

Lot 2. Planning Consultant

Small and medium-sized enterprises (SME)

Lot 3. Surveying

Lot 4. Engineering

Lot 5. Quantity Surveying / Employer's Agent / Project Management

Lot 6. Mechanical and Electrical

Lot 7. Ecological, Biodiversity, and Environmental

Lot 8. Arboriculture

Lot 9. Principal Designer

Lot 10. Archaeology

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

22 December 2025, 12:00pm

Tender submission deadline

12 January 2026, 12:00pm

Submission address and any special instructions

<https://www.sell2wales.gov.wales>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

20 February 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 October 2029

Award criteria

Name	Description	Type	Weighting
Price	As per tender documentation	Price	50.00%
Quality	As per tender documentation	Quality	50.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=353271

1. Volume 1 - Invitation to Tender

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=353272

2. Volume 2 - Qualitative Submission

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=353273

3. Volume 3 - Price Framework

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=353274

4. Volume 4 - Scope of Services

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=353275

5. Volume 5 - Form of Contract

Contracting authority

Adra (Tai) Cyf

- Mutuels Public Register: 30776R

Ty Coch, Llys y Dderwen

Bangor

LL57 4BL

United Kingdom

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Email: caffael@adra.co.uk

Website: <http://adra.co.uk>

Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales