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Award

## **City Quays 3 Fit Out of Floors 6, 5 and part 4**

Belfast Harbour

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-079795

Procurement identifier (OCID): ocds-h6vhtk-059986 ([view related notices](#))

Published 4 December 2025, 2:40pm

### **Scope**

#### **Description**

The works consist of Category A (Cat A) and Category B (Cat B) fit out works of Floors 6, 5 and part Floor 4, within the 16 storey grade A office development known as City Quays 3. The approximate combined floor area of the fit out works is in the region of 34,500 sq.ft. In conjunction with the typical grade A office fit out works, further works are required to install new internal staircases linking Floors 4 - 5 and 5 - 6. This will require a structural cut-out in the existing floor slabs.

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#### **Contract 1**

#### **Supplier**

- JOHN GRAHAM CONSTRUCTION LIMITED

### **Contract value**

- £7,750,000 including VAT

Above the relevant threshold

### **Award decision date**

3 December 2025

### **Date assessment summaries were sent to tenderers**

4 December 2025

### **Standstill period**

- End: 15 December 2025
- 8 working days

### **Earliest date the contract will be signed**

16 December 2025

### **Contract dates (estimated)**

- 16 December 2025 to 1 May 2026
- 4 months, 17 days

## **Main procurement category**

Works

## **CPV classifications**

- 45210000 - Building construction work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45350000 - Mechanical installations
- 45400000 - Building completion work

## **Contract locations**

- UKN06 - Belfast

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## **Information about tenders**

- 3 tenders received
  - 3 tenders assessed in the final stage:
    - 1 submitted by small and medium-sized enterprises (SME)
    - 0 submitted by voluntary, community and social enterprises (VCSE)
  - 1 supplier awarded contracts
  - 2 suppliers unsuccessful (details included for contracts over £5 million)
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## Unsuccessful suppliers

- [GILBERT-ASH LIMITED](#)
- [JAMES F MCCUE LIMITED](#)

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## Submission

### Submission type

Tenders

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## Procedure

### Procedure type

Competitive flexible procedure

### Special regime

Utilities

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## Suppliers

**GILBERT-ASH LIMITED**

- Companies House: NI002345
- Public Procurement Organisation Number: PWLW-5914-WJGL

60 Boucher Place

Belfast

BT12 6HT

United Kingdom

Website: <http://www.gilbert-ash.com>

Region: UKN06 - Belfast

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

## **JAMES F MCCUE LIMITED**

- Companies House: NI005090
- Public Procurement Organisation Number: PCWG-5496-HBLT

2 Sloefield Drive

Carrickfergus

BT38 8GX

United Kingdom

Website: <http://www.mccuefit.com>

Region: UKN0F - Mid and East Antrim

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

## **JOHN GRAHAM CONSTRUCTION LIMITED**

- Companies House: NI003503
- Public Procurement Organisation Number: PGTW-4456-TGCY

5 Ballygowan Road

Hillsborough

BT26 6HX

United Kingdom

Email: [sharon.truesdale@graham.co.uk](mailto:sharon.truesdale@graham.co.uk)

Website: <http://www.graham.co.uk>

Region: UKN0E - Lisburn and Castlereagh

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

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## Contracting authority

### Belfast Harbour

- Public Procurement Organisation Number: PGGW-7911-WZGZ

Harbour Office, Corporation Square

Belfast

BT1 3AL

United Kingdom

Email: [t.engineers@belfast-harbour.co.uk](mailto:t.engineers@belfast-harbour.co.uk)

Region: UKN06 - Belfast

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Northern Ireland

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## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### W H STEPHENS LIMITED

Summary of their role in this procurement: Client appointed Quantity Surveyor

- Companies House: NI627859
- Public Procurement Organisation Number: PHZB-8543-TXZD

Unit 4a Locksley Business Park

Belfast

BT6 9UP

United Kingdom

Email: [info@whstephens.com](mailto:info@whstephens.com)

Website: <http://www.whstephens.com>

Region: UKN06 - Belfast

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## Contact organisation

Contact Belfast Harbour for any enquiries.