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**United Kingdom-Swansea: Building and facilities management services  
2020/S 203-494899**

**Prior information notice**

**This notice is for prior information only**

**Services**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

**I.1) Name and addresses**

Official name: City and County of Swansea

Postal address: Civic Centre

Town: Swansea

NUTS code: UKL18 Swansea

Postal code: SA1 3SN

Country: United Kingdom

E-mail: [procurement@swansea.gov.uk](mailto:procurement@swansea.gov.uk)

**Internet address(es):**

Main address: <http://www.swansea.gov.uk>

Address of the buyer profile: [https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0254](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254)

**I.3) Communication**

Additional information can be obtained from the abovementioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title:**

Laboratory Building, Hafod Copperworks

**II.1.2) Main CPV code**

79993000 Building and facilities management services

**II.1.3) Type of contract**

Services

**II.1.4) Short description:**

Swansea Council is currently seeking grant funding to redevelop the Laboratory building at the Hafod Copperworks site as part of its long term vision for regeneration of the Hafod-Morfa Copperworks site to create a leisure destination, as part of its city wide Shaping Swansea, GBP 1 billion regeneration. Planning and Listed Building consent applications have recently been submitted for the laboratory building.

**II.1.5) Estimated total value**

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.2) **Additional CPV code(s)**

79993000 Building and facilities management services

79993100 Facilities management services

98340000 Accommodation and office services

II.2.3) **Place of performance**

NUTS code: UKL18 Swansea

Main site or place of performance:

Uk, Swansea, Civic Centre.

II.2.4) **Description of the procurement:**

The Hafod-Morfa Copperworks site contains twelve grade II listed buildings or structures related to the copper industry, most of which were built during the nineteenth century following the opening of the Hafod works in 1810, and the Morfa works in 1835.

Swansea Council has a long term vision for regeneration of the Hafod-Morfa Copperworks to create a leisure destination, as part of its city wide Shaping Swansea, 1 billion regeneration story. <https://shapingswansea.com/hafod-copperworks-site.html>

The established strategy for the Hafod Morfa Copper works site is for an integrated, mixed use development which:

- preserves and protects heritage structures, interprets industrial history and finds new uses for heritage buildings;
- capitalises on the stunning waterfront location and strategic proximity to the new Liberty stadium by the introduction of hotel and restaurant/bar/café uses, bringing economic vitality back to the river frontage by day and evening;
- capitalises on its attractive riverside location and encourages accessibility and permeability across the whole site;
- provides a high quality sustainable living environment with strengthened links to the existing Hafod community.

Swansea Council is currently underway with the redevelopment of the Grade 2 Listed Powerhouse (canteen) building, new build visitor centre, new build walkway leading to the Grade 2 Listed Rolling Mill building, where 25 % of this building is to be redeveloped (Swansea Council Museum Collection Store) Once redevelopment is complete to these named buildings, it will become home to the world class Penderyn Whisky as a distillery, visitor centre and bonded barrel store set to open in the Summer 2022. The site will also see the redevelopment of the nearby porters lodge and Weighbridge office and Morfa Gates (aka Outbuildings). These buildings are in close proximity to the laboratory building (see plans).

The iconic, Grade 2 listed laboratory building, is one of the most ornate buildings on the site. Sir Michael Faraday once lectured there, and his great, great, great grandson is the designer of the whisky stills now used by Penderyn Whisky. Swansea Council is currently underway with seeking grant funding to redeveloped the building to a shell and core standard. Its thought the building would lend itself most suitably to the hospitality industry, however this is not the only potential use, linking in with the masterplan for the wider Hafod

Copperworks site. Planning and listed building consent has been applied for, and designs have been taken up to RIBA Stage 3. RIBA Stage 4 designs are currently underway.

Swansea Council is considering marketing the laboratory building to support delivery of the destination as set out above and would like your views on the following points to inform the way forward and to gauge interest:

- 1) What uses would you like to see, the Council's initial thoughts are for restaurant and office or mixed use?
- 2) Would you be prepared to invest in regenerating the building from its current condition or would you expect the council to regenerate the building, undertake a basic fit out for you to finish the fit out, or would you expect a fully fitted out building?
- 3) Would your response to question 2 be different if grant/loan was available to regenerate the building?
- 4) What type of agreement would you be interested in and for what length?
- 5) What repairing obligations would you be prepared to take on?
- 6) Would you look at a base rent with a turnover top up or a different model?

Please submit your responses by Friday 20 November 2020 to the Commissioning Team at Swansea Council.

Tracy Nichols; [tracy.nichols@swansea.gov.uk](mailto:tracy.nichols@swansea.gov.uk)

Including — name of your organisation and brief description of its background and experience.

II.2.14) **Additional information**

II.3) **Estimated date of publication of contract notice:**

01/01/2021

**Section IV: Procedure**

IV.1) **Description**

IV.1.8) **Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

**Section VI: Complementary information**

VI.3) **Additional information:**

Responses to this prior information notice are understood by all parties to be purely informal and will not form part of any subsequent procurement process.

Not responding to this prior information notice shall not prevent any economic operator from participating in any future procurement process.

The publication of this prior information notice does not signify the beginning of any formal procurement process and does not constitute a commitment by the Council to undertake any future procurement process.

The Council may withdraw or amend any information contained in this prior information notice at any time and without notice.

(WA Ref:104763).

VI.5) **Date of dispatch of this notice:**

14/10/2020