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Tender

The Mount and The Willows Primary Schools- Conservation Fabric Repairs, Refurbishment and Creation of Three New Classrooms

Stoke on Trent City Council

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

Notice identifier: 2025/S 000-008621

Procurement identifier (OCID): ocids-h6vhtk-04e881 ([view related notices](#))

Published 10 March 2025, 6:59pm

Scope

Reference

HDG/2025/854

Description

Stoke-on-Trent City Council is currently preparing to initiate a procurement process to appoint a principle contractor to carry out conservation external fabric repairs and refurbishment works to preserve this historically significant building and by doing so will allow three of the unoccupied first floor education rooms to be brought back into use as classrooms by The Willows Primary School, whilst upgrading circulation routes to for further classrooms to be brought into use in future.

The conservation repair and internal alteration works now proposed to The Mount building under this contract include;

a) The complete striping and recovering of all historic slate and plain clay tiled roofs

(approx. 2,840sq.m), new lead flat roofs and lead coverings to three domed roofs

- b) Replacement patent glazed roof/skylights
- c) Chimney and high-level masonry conservation repair and consolidation works
- d) Specialist DOFF masonry cleaning and re-pointing works using hydraulic lime mortars
- e) 100% Replacement cast iron and uPVC rainwater goods
- f) Repairs and alterations to the existing below-ground drainage system
- g) Specialist overhauling and weather stripping of all existing timber sash windows
- h) The removal of a ground floor glazed corridor link and two redundant external steel fire escapes
- i) Internal alterations and fit-out works to create three new classrooms and associated toilets and storage rooms at first floor level
- j) Internal alterations and replacement fire doors to ground floor corridors
- k) Acoustic ceiling interventions to the ground floor dining hall and lobby areas
- l) The installation of 3no. new replacement gas-fired heating and hot water boilers
- m) New electrical, heating, ventilation and fire detection and alarm installations to the new first floor classrooms and associated spaces

Total value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 28 July 2025 to 31 August 2026
- 1 year, 1 month, 4 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKG23 - Stoke-on-Trent

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 April 2025, 5:00pm

Tender submission deadline

22 April 2025, 5:00pm

Submission address and any special instructions

<https://supplystokeandstaffs.proactishosting.com/>

Tenders may be submitted electronically

Yes

Award criteria

The tender evaluation is divided into two stages - the Procurement Supplier Questionnaire and the Award Stage evaluation, as detailed below.

The standard PSQ Evaluation pertains to the evaluation of Parts 2, 3 & 4 (Qualification Questionnaire) of the tender document. Your self declaration element of this selection stage will only be checked for the winning supplier before award, unless it is necessary to check at an earlier stage to ensure the proper conduct of the procedure.

There are a number of project specific selection stage questions which are deemed relevant and proportionate to this contract. To ensure proper conduct of the procedure they will be assessed prior to the second stage evaluation for all bidders.

PLEASE NOTE: With regards to the PSQ (Qualification Questionnaire) which relate to Parts 2, 3 and 4 it should be noted that you must achieve a PASS for each part of these evaluations in order for your tender to be compliant. A FAIL for 1 or more of these questions will result in your tender submission being disqualified.

The Award Stage Evaluation will be based on the tender award criteria Most Advantageous Tender (MAT). This pertains to the Technical Questionnaire Section of the tender document in respect of the qualitative evaluation and the Commercial

Questionnaire section of the tender document in respect of the pricing evaluation.

Technical (Quality) Evaluation

The maximum MAT score of 100 marks is broken down into 40 marks for the Technical (QUALITY) evaluation and 60 marks for the Commercial (Price) evaluation. Tenderers are required to complete the Technical and Commercial Questionnaire sections of the tender document accordingly.

The 40 marks available for the Technical (Quality) evaluation is further broken down into a number of sub- criteria as follows:

7.5 marks - Ensuring the safety of and minimised disruption to other site users

7.5 marks - Programme

7.5 marks - Heritage related issues will be considered

7.5 marks - Key personnel and subcontractors

10 marks - Social Value

The score for each of the above technical criteria will be arrived at by applying the mechanism detailed below:

Scoring mechanism

Score 5 marks - where the evidence demonstrates that all of the tender requirements have been met. Response provided is excellent.

Score 4 marks - where the evidence demonstrates that most of the tender requirements have been met. Response provided is good.

Score 3 marks - where the evidence demonstrates that some of the tender requirements have been met. Response provided is satisfactory.

Score 2 marks - where the evidence demonstrates clear gaps in meeting the tender requirements and is not comprehensive. Response provided is below average.

Score 1 mark - where the evidence demonstrates a significant flaw in meeting the tender requirements. Response provided is poor

Score 0 marks - where no information is provided for the relevant criteria.

Commercial evaluation

The 60 marks applicable to the Commercial (Price) evaluation will be calculated using the following formulae: $\text{Lowest total tender price} \div \text{bidders total tender price (ie the bid under consideration)} \times 60 = \text{marks awarded}$.

(For clarity the total commercial score will be to 2 decimal places)

Total Score

The Technical and Commercial scores will then be added together to give an overall score out of 100 marks to provide the overall ranking.

(For clarity, the total MAT score will be to 2 decimal places)

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<http://www.supplystokeandstaffs.proactishosting.com/>

Please use the below link to access opportunity;

<https://supplystokeandstaffs.proactishosting.com/>

Contracting authority

Stoke on Trent City Council

- Public Procurement Organisation Number: PDQZ-1442-RZTZ

Civic Centre, Glebe Street

Stoke-on-Trent

ST4 1HH

United Kingdom

Contact name: William Stuart

Email: categorymanagement@stoke.gov.uk

Website: <https://www.stoke.gov.uk/>

Region: UKG23 - Stoke-on-Trent

Organisation type: Public authority - sub-central government