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Planning

WO2151 Replacement of Temporary Classrooms at Frogwell, Hullavington and Minety Primary Schools

Wiltshire Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-011315

Procurement identifier (OCID): ocds-h6vhtk-04f8e8 ([view related notices](#))

Published 26 March 2025, 12:49pm

Scope

Reference

WO2151

Description

Invitation to Tender – Design & Build Contractor for School Classroom Replacements

PLEASE APPLY VIA THE SUPPLYING SOUTH WEST PORTAL. SEARCH FOR THE OPPORTUNITY AND REGISTER TO EXPRESS INTEREST.

The Central Digital Platform is the UK Government's digital procurement system, designed to streamline the tendering process and make it more transparent. All suppliers intending to participate must register their organisation and their first administrator on the platform. Please use the following link for guidance on how to complete this process: [Register on the Central Digital Platform](#).

Suppliers: How to register your organisation and first administrator on Find a Tender in

three easy steps (HTML) - GOV.UK

Wiltshire Council intend to appoint a main Contractor via a two-stage procurement opportunity to deliver an important project on a full design and build basis across three primary schools in Wiltshire.

Stage 1 of the procurement process is to seek expressions of interest from prospective Contractors with a view to shortlisting a maximum of four Contractors to be invited to submit a tender for the project.

Stage 2 of the procurement process will be the Invitation to Tender (ITT) itself.

The Requirement:

The following schools have been identified by the Council as having temporary classrooms which are in a dilapidate state and are in need of replacement by way of either new build developments (Hullavington and Minety), and internal alterations and refurbishment of existing school buildings (Frogwell Primary School):

1. Frogwell Primary School, Chippenham,
2. Hullavington Primary School, Hullavington, Chippenham,
3. Minety Primary School, Malmesbury

The purpose of this procurement opportunity is to appoint a contractor on a full design and build basis, in the first instance operating under a Pre-Construction Services Agreement and working closely with the Schools and the Council through RIBA Work Stages 1 to 4. This Stage 1 appointment will include the following outputs:

1. Operating under a single PCSA to deliver the RIBA Work Stages 1 to 4 inclusive for each of the three schools including.
2. The appointment of a Design Team to work with the School and the Employers Representative to fully design each of the three projects to the end of RIBA Stage 4 (technical/construction design) and to present the design for approval at the end of each RIBA work stage including cost plans for Employer approval,
3. To develop a detailed programme for RIBA Stages 1 to 7 for acceptance by the Employer for each of the three projects,
4. To obtain Building Regulations approval and Planning Permission for each of the three projects,

5. To work collaboratively with the Employers Representative to produce a Fixed Price Lump Sum to deliver the construction works for each of the three projects for approval by the Employer.

On acceptance by the Council of the fixed price lump sum costs to deliver the construction works for each of the three projects, individual construction contracts will be entered into (JCT Intermediate form of contract with Contractor Design) for each school site. These will be the Stage 2 works, and each school project will be delivered as a standalone project through RIBA Work Stages 5, 6 and 7 (Construction, Handover and in Use).

The indicative forecast cost estimate for the Stage 1 pre-construction works is £450k + VAT and the indicative forecast cost estimate of the Stage 2 post contract works is:

Frogwell Primary School £2.0m + VAT = £2.4m

Hullavington Primary School £2.0m + VAT = £2.4m

Minety Primary School £0.75m + VAT = £0.9m

Total Estimated Construction Cost incl VAT £5.7m

Key Programme Dates as follows:

RIBA Stages 1 to 4 End July 25 to End March 26

Package Pricing Stage End March 26 to End June 26

Final Design & Fixed Price Lump Sum Approvals End June 26 to Mid July 26

RIBA Stage 5 Construction Start August 26

Handover To be agreed for each of the school sites during the pre-construction stage of the project

For full details and to express interest, please register via the Supplying South West Portal.

Contract dates (estimated)

- 23 July 2025 to 24 July 2027
- 2 years, 2 days

Main procurement category

Works

CPV classifications

- 45214000 - Construction work for buildings relating to education and research
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKK15 - Wiltshire CC

Submission

Publication date of tender notice (estimated)

1 April 2025

Enquiry deadline

24 April 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

28 April 2025, 12:00pm

Submission address and any special instructions

<https://www.supplyingthesouthwest.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

13 May 2025

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Competitive Flexible Procedure – Two-Stage Process

This Competitive Flexible Procedure consists of two stages:

Stage 1 (Shortlisting): Tenderers will undergo an initial assessment to determine their suitability.

Stage 2 (Invitation to Tender): The highest-scoring Tenderers from Stage 1 will be formally invited to participate in Stage 2, where they will receive the Invitation to Tender (ITT) documents.

The selection process will use the assessment mechanisms outlined above to shortlist a maximum of four suppliers who achieve the highest scores in Stage 1.

Contracting authority

Wiltshire Council

- Public Procurement Organisation Number: PDZR-9968-RYYY

County Hall

Trowbridge

BA14 8JN

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Contact name: Ms Rachel Candy

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Region: UKK15 - Wiltshire CC

Organisation type: Public authority - central government