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Tender

Swindon Office Fit Out

THAMES WATER UTILITIES LIMITED

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

Notice identifier: 2025/S 000-012360

Procurement identifier (OCID): ocds-h6vhtk-04fb95 ([view related notices](#))

Published 1 April 2025, 4:43pm

Scope

Reference

TC2225

Description

The current contact centre in Swindon, will relocate from Walnut Court to new premises situated at 1 Newbridge Square. The new location is subject to lease negotiation and this is underway. Thames Water are seeking to appoint a partnering main contractor to deliver the project under a design and build procurement route.

The proposed works involved are to adapt and fit-out the existing circa 35,000 sqft on levels 3 and 4 Landlords office demise, in order to create a fully functional office space aligned to the Thames Water brief.

Total value (estimated)

- £7,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 June 2025 to 31 March 2026
- 9 months, 1 day

Main procurement category

Works

CPV classifications

- 39130000 - Office furniture
- 45000000 - Construction work
- 51000000 - Installation services (except software)
- 71315200 - Building consultancy services

Contract locations

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

28 April 2025, 10:00am

Submission address and any special instructions

You can register your interest to participate here;

<https://forms.office.com/e/6kEbWeiZZ5>

You will then be issued with access to the project documentation.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 June 2025

Award criteria

Name	Type	Weighting
Technical	Quality	50%
Commercial	Price	50%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

The procurement route follows the Procurement Act 2023 Flexible Procedure which is a PSQ stage which will shortlist to up to 4 bidders for an Invitation to Negotiate (ITN).

This ITN will award a Pre-Construction Services Agreement (PCSA) to one Contractor who will then carry out services for a fee and follow a pre-determined process for arriving at a fixed price works contract. The services under the PCSA support the project team in developing the programme and include advice on buildability.

The PCSA sets the following for the works contract -

- Terms and conditions based on the JCT 2024 Design and Build Contract
- Overheads and profit
- Staff rates
- Preliminaries
- Time for completion of works and Liquidated damages for delay

The Contractor is expected to maintain an "open book" process throughout the PCSA by ensuring that all packages have a minimum of 3 sub-contractors quotes (please refer to SAF document)

The Contractor is also expected to deliver the furniture package as part of the works contract.

Contracting authority

THAMES WATER UTILITIES LIMITED

- Companies House: 02366661
- Public Procurement Organisation Number: PNQQ-4647-DTCV

Clearwater Court

Reading

RG1 8DB

United Kingdom

Email: procurement.support.centre@thameswater.co.uk

Website: <https://www.thameswater.co.uk/>

Region: UKJ11 - Berkshire

Organisation type: Private utility