

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/015812-2024>

Not applicable

## **Design and Build of Abbey Fields Swimming Pool**

Warwick District Council

F14: Notice for changes or additional information

Notice identifier: 2024/S 000-015812

Procurement identifier (OCID): ocds-h6vhtk-0373dc

Published 20 May 2024, 11:11am

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Warwick District Council

Riverside House, Milverton Hill

LEAMINGTON SPA

CV325HZ

#### **Contact**

Rebecca Reading

#### **Email**

[rebecca.reading@warwickdc.gov.uk](mailto:rebecca.reading@warwickdc.gov.uk)

#### **Telephone**

+44 1926456232

#### **Country**

United Kingdom

**Region code**

UKG13 - Warwickshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.warwickdc.gov.uk](http://www.warwickdc.gov.uk)

Buyer's address

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

---

## **Section II: Object**

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

#### **II.1.1) Title**

Design and Build of Abbey Fields Swimming Pool

Reference number

CS103MC0522

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

A 2 stage mini competition was undertaken through the NHS Construction framework. A single supplier was selected through stage 1, and we have now awarded to that supplier following stage 2 of price finalisation.

To facilitate contract management and the staggering of the work across 2 sites, the contract has been split into 2 physical contracts. This notice is the second, and last, of these

contracts for Abbey Fields following it being signed on 6th September 2022.

---

## **Section VI. Complementary information**

### **VI.6) Original notice reference**

Notice number: [2024/S 000-015323](#)

---

## **Section VII. Changes**

### **VII.1.2) Text to be corrected in the original notice**

Section number

II.2.2

Place of text to be modified

Reasons for modification

Instead of

Text

VII.2.2) Reasons for modification

Although the potential for historic remains was identified at the site, the extent of these remains was assumed to be low due to the existing Abbey Fields swimming pool. However, following demolition of the swimming pool and more detailed ground investigations, an extensive amount of historic remains were identified on site. These then had to be carefully excavated and assessed prior to being carefully recovered. This discovery caused massive delays in the start of the project after the main contractor has already begun on site and resulted in compensation events being raised by the contractor to cover the delay. In addition, the resulting historical remains required a changed in design specification for the ground works needed to support the new building. These design changes resulted in additional costs as well as the appointment of additional specialist sub contractors.

Read

Text

VII.2.2) Reasons for modification

Although the potential for historic remains was identified at the site, the extent of these remains was assumed to be low due to the existing Abbey Fields swimming pool. However, following demolition of the swimming pool and more detailed ground investigations, an extensive amount of historic remains were identified on site. These then had to be carefully excavated and assessed prior to being carefully recovered. This discovery caused massive delays in the start of the project after the main contractor has already begun on site and resulted in compensation events being raised by the contractor to cover the delay. In addition, the resulting historical remains required a changed in design specification for the ground works needed to support the new building. These design changes resulted in additional costs as well as the appointment of additional specialist sub contractors. This notice is only for the second site of Abbey Fields, with the original notice for Castle Farm being FTS 016702-2022, therefore the prices within VII.2.3 are reflective of the increased price for Abbey Fields Only.

The price increase should be viewed in the context of the original total tender award, with the original value of £26,843,427.24 + VAT for both sites needed to be increased to £39,393,427.24 + VAT for both sites.

Section number

II.2.3

Place of text to be modified

Increase in Price

Instead of

Text

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £26,843,427.24

Total contract value after the modifications

Value excluding VAT: £39,393,427.24

Read

Text

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £12,647,603.11

Total contract value after the modifications

Value excluding VAT: £25,197,603.11?