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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

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

Buyer's address

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?