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Tender

DN773397 The Complete Rewire, Replacement of Mechanical Services and Building Works of the Key Stage 1 Building at Manorbrook Primary School, Thornbury

South Gloucestershire Council

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

Notice identifier: 2025/S 000-020162

Procurement identifier (OCID): ocds-h6vhtk-051000

Published 9 May 2025, 3:49pm

Scope

Reference

DN773397

Description

The Council is seeking to appoint an NICEIC Approved Electrical Contractor to act as Principal Contractor with the capability and experience to manage specialist sub-contractors to undertake and execute the following works during the school summer holiday period (7th July – 31st August 2025) at Manorbrook Primary School, Park Road, Thornbury, BS35 1JW:

(i) the complete rewire, replacement of heating pipework, heat emitters, individual room ventilation systems, hot and cold-water services pipework (not including the main boiler plant) and associated building works which includes minor building adaptations, replacement of suspended ceilings, replacement of required flooring and complete redecoration in the Key Stage 1 (KS1) building.

(ii) undertake minor building adaptations in the stand-alone Key Stage 2 (KS2) building (which includes changing the use of the staff room into a library).

(iii) construct a new external concrete base for future outdoor building.

(iv) remove the furniture and education resource materials from the KS1 into specific areas of the adjacent KS2 building at the beginning of the school holiday from Saturday 19th July before the works commence and return the furniture at the end of the contract 30th and 31st August 2025 (as detailed in Schedule 3.5).

(v) carry out a thorough professional service clean of the work areas in the KS1 and KS2 before return of furniture towards the end of the contract (as detailed in Schedule 3.6).

The Council will not consent to the whole of the works being sub-contracted. It is essential that this project is successfully executed during the summer recess so the Contractor will need to demonstrate they have recently completed at least one similar project successfully (similar scope of work, similar value and similar timescale) and they have the competency and sufficient resources to meet these deadlines.

The Contractor shall appoint a competent and suitably experienced full-time site-based representative (i.e. site supervisor /contract manager) throughout the duration of the contract works. It is expected the contractor will have to work longer weekdays and weekends to complete the work within the contract period and include these costs in their tender.

The whole of the works shall be carried out in accordance with the terms and conditions of the JCT Standard Building Contract without quantities 2016 (SBC/XQ), published on behalf of The Joint Contracts Tribunal Limited by Thomson Reuters (Legal) Limited trading as Sweet & Maxwell. The Contractor shall obtain a copy of The Joint Contracts Tribunal Limited Minor Works Building Contract 2016 and shall make themselves aware of the conditions therein.

On the accompanying Architect's drawings, these works are described as 'phase 1', as this is the initial stage to increase the capacity of the school over the new few years.

The Key Stage 1 building is a single storey flat roof SCOLA type building built in the 1970's of 873m² gross internal floor area. The Key Stage 2 building (1212m²), of the similar age as KS1 is part single and part two-storey. The standalone boiler room houses the centralised heating and hot water plant which serves both buildings.

The works shall be carried out in accordance with the Construction (Design and Management) Regulations 2015. The Contractors will need to demonstrate they are fully conversant with their responsibilities under the Regulations in their tender return and allow for all costs associated with their management of the Contract. The council has appointed

a CDM Advisor who has produced the Health & Safety Pre-construction information given in Schedule 7.

There has been a previous lighting replacement scheme with LED luminaires provided to the majority of the areas and these shall be carefully removed, stored, reinstated and incorporated into the proposed circuits with new controls and emergency lighting.

The Principal Contractor shall be responsible for arranging and managing the temporary decanting of furniture from all rooms in KS1 into the adjacent KS2 building (in rooms shown on contract drawings) by a specialist commercial removal specialist. This shall include supply commercial stackable crates, large trolleys to move larger bulky item (e.g. materials and sports equipment) and moving large PE equipment. The Contractor shall appoint and instruct the removal specialist to deliver packaging crates from the date of appointment to enable the school to pack away all loose educational equipment into the crates and trolleys. The Council will arrange the removal and refixing of the interactive whiteboards.

A school summer holiday club will operate from part of the KS2 building. The contract information shows required Heras fencing and describes the sequence of works needed to ensure there is a clear barrier between the contractor's working area and the holiday club.

Contractors shall ensure they can meet the required 'pass' criteria questions in ITT Schedule 2 (PSQ) before preparing and submitting a tender.

Total value (estimated)

- £600,000 excluding VAT
- £720,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 5 July 2025 to 1 September 2025
- 1 month, 28 days

Main procurement category

Works

CPV classifications

- 45310000 - Electrical installation work

Submission

Tender submission deadline

30 May 2025, 2:00pm

Submission address and any special instructions

<http://www.supplyingthesouthwest.com>

Tenders may be submitted electronically

Yes

Award criteria

below threshold evaluation

Procedure

Procedure type

Below threshold - open competition

Contracting authority

South Gloucestershire Council

- Public Procurement Organisation Number: PCMC-1241-BLJQ

Council Offices, Badminton Road

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Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Organisation type: Public authority - sub-central government

