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Planning

## **Initial Market Testing – Oystermouth Primary School - Update, regenerate or rebuild a multi-use building for use by the school and the wider community**

City & County of Swansea

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-020773

Procurement identifier (OCID): ocds-h6vhtk-03e359

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### **Section I: Contracting authority**

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

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

#### **Email**

[procurement@swansea.gov.uk](mailto:procurement@swansea.gov.uk)

#### **Telephone**

+44 1792637242

#### **Country**

United Kingdom

**NUTS code**

UKL18 - Swansea

**Internet address(es)**

Main address

<http://www.swansea.gov.uk/dobusiness>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0254](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

Initial Market Testing – Oystermouth Primary School - Update, regenerate or rebuild a multi-use building for use by the school and the wider community

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

- 71200000 - Architectural and related services

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

Services

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

Oystermouth Primary School are looking for a social enterprise company to undertake consultations, design and construction to update, regenerate or rebuild a multi-use building for use by the school and the wider community. Fully funded by the social enterprise company as the school have no funds to undertake the scheme.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71220000 - Architectural design services
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services
- 79415200 - Design consultancy services
- 71311300 - Infrastructure works consultancy services
- 71242000 - Project and design preparation, estimation of costs
- 79421200 - Project-design services other than for construction work

- 79930000 - Specialty design services
- 71312000 - Structural engineering consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UKL18 - Swansea

### **II.2.4) Description of the procurement**

Update, regenerate or rebuild a multi-use building for use by the school and the wider community.

The vision would be reflective of any consultation and business plan produced by the successful tenderer to improve facilities for the school and community.

As the space would be shared between the school and the community, security and safeguarding will need to be at the fore front of the design.

The school will have priority use of the space but there is scope for wider community use outside of school usage.

The building needs to be a vast improvement than what is existing, it needs to inspire users and be of architectural merit for the community.

Wherever possible sustainable materials and energy efficiency to be considered in proposals.

The winning tenderer will see this project through from inception to completion. Consultation and business planning with stakeholders and the community is a specific requirement of the brief and a likely condition of grant funding; to obtain ideas of what they would like to use the space for, for example, there is no gym or sports hall in Mumbles.

The winning tenderer will also need to seek the funding for the whole scheme; the school have no funding to undertake the commission or to undertake the construction works; so, the project is to be delivered entirely at risk by the successful tenderer until the tenderer secures grant funding.

The winning tenderer will need to apply for and secure all relevant statutory and grant funding approvals. They will also have to liaise with Council staff during the scheme, for example Planning Officer, Building

Officer and CDM Officer and the fees of these would need to be included within any grant-

aid application - fees associated with statutory approvals e.g., Planning, would need to be funded initially by the successful bidder and reclaimed (where possible) via grant.

### Existing Building

Concrete frame construction with a flat built up felt roof covering, uPVC downpipes, timber clad external walls, single glazed timber and aluminium windows with timber and uPVC external doors.

NB: Please note that there are known asbestos AIB panels which are mainly in the changing rooms on the ground floor but can also be attached to the inner walls and removal of the plywood outer skin may disturb or damage the asbestos panels - therefore controlled removal maybe required. It is advisable that the winning tenderer is to commission an Asbestos R&D survey as part of the commission prior to any construction works.

### **II.3) Estimated date of publication of contract notice**

1 September 2023

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

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## Section VI. Complementary information

### VI.3) Additional information

Interested bidders will need to email [gemma.thomas-morris@swansea.gov.uk](mailto:gemma.thomas-morris@swansea.gov.uk) no later than 12pm on Wednesday 2nd of August 2023 to express an interest in the scheme and submit a response to the questionnaire attached to this notice.

The publication of this Prior Information Notice is for information gathering purposes only at this stage and forms part of the market testing initiative. Expressions of interest received will not be scored and will NOT form part of an evaluation process.

This exercise will not be used for the purposes of short-listing at a later stage and non-participation will not restrict access to any tender opportunity that might follow from this exercise.

Swansea Council reserves the final right to follow what it considers to be the most appropriate approach to market and will not meet any costs incurred by any party in responding to this exercise. Having considered all representations Swansea Council reserves the right to package the requirement in such a way as to offer the most cost effective, sustainable solution.

The estimated date for publication of the contract notice is subject to change depending on the outcome of this PIN notice and market testing exercise.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at [https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=133320](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=133320).

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