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Tender

Farnborough Leisure Centre, Ground Remediation Works

Rushmoor Borough Council

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

Notice identifier: 2025/S 000-030302

Procurement identifier (OCID): ocds-h6vhtk-0543c5

Published 5 June 2025, 2:48pm

Scope

Reference

DN777250

Description

INTRODUCTION

Rushmoor Borough Council ('the council') is inviting tenders from suitably qualified suppliers for the remediation of the ground within the boundary of the former Farnborough Leisure Centre (FLC). This follows the demolition of the 2 main leisure centre buildings in 2022. Remediation to the ground is now required to prepare the site for redevelopment.

OUTLINE SCOPE

The demolition works are anticipated to include:

- Break out remaining deep foundations
- Remove remaining pile foundations to a depth of 5m

- Remove asbestos contaminated ground and AIB/asbestos cement debris
- Break out concrete slab to remove asbestos contaminated slab and ground below
- Certify clearance of each area on completion.

FORM OF CONTRACT

The council will let the contract using the JCT Minor Works Building Contract 2024 Edition in accordance with the Articles, Recitals, Particulars, etc. set out within the Preliminaries & General Conditions document accessible via the council's e-sender system ProContract.

KEY DATES & ESTIMATED VALUE

The council is targeting award of contract by 28th July 2025 with works to commence on site from 8th September and to be completed by no later than 5th December.

The works value is estimated at approximately between £350,000 to £425,000 excluding VAT. The council reserves the right to set aside any tenders received which exceed £500,000.

PROCUREMENT PROCESS & PROGRAMME

In respect of application of the Procurement Act 2023 and Procurement Regulations 2024 the council considers that the object of the contract is concerned with 'works' and due to the value falling below the current statutory threshold of £5,372,609 (inc. VAT) for works, the procurement is 'below threshold'.

Subsequently, the council's position is that the procurement process is not classed as a 'covered procurement' and the contract is not classed as a 'public contract' under the Procurement Act 2023.

As the contract is classed as a works contract and has an estimated value which exceeds £213,477 (inc. VAT) the council has included for 'conditions of participation', as permitted under Part 6 of the Procurement Act 2023 which require tenderers to meet defined legal & financial standing and technical ability requirements pertaining previous experience.

To achieve this the council has reviewed and amended the Procurement Specific Questionnaire (PSQ) developed by the Government Commercial Function for use on below threshold procurement processes. This amended PSQ - Below Threshold Works document is accessible via the council's e-sender system ProContract.

In order to complete and return the PSQ - Below Threshold Works document, the Council requires interested suppliers to register their details on the Central Digital Platform and

upload and/or check that their core Supplier information on the Central Digital Platform is all up to date and accurate.

Whilst the procurement is not a 'covered procurement', the council is undertaking the procurement process in general accordance with the 'open procedure', however this does not imply that the council is bound by any legal requirements of the Procurement Act 2023 and Procurement Regulations 2024 which only apply to 'covered procurements' and 'public contracts'.

The procurement timetable is set out below and, while the council does not intend to depart from it, it reserves the right to do so at any time. Any changes to the procurement programme will be communicated via the council's e-sender system ProContract in the first instance.

- Contract notice published on FTS - 4th June 2025
- Procurement documents available on ProContract - 4th June 2025
- Compulsory Site Visit - 17th June 2025 11:00
- Deadline for requests for clarification - 27th June 2025 17:00
- Tender return deadline - 7th July 2025 12:00
- Issue Award Decision - 28th July 2025
- Contract Execution & Mobilisation - August 2025
- Works Commencement (from) - 8th September 2025
- Works Completion (by) - 5th December 2025

COMPULSORY SITE VISIT

A site visit will be held on Tuesday 17th June 11:00 at which interested suppliers will be taken on guided tour of the site by the council's Senior Building & Projects Manager - Graham King.

Attendance at the site visit is a compulsory requirement of tendering and the council will reserve the right to set aside any tenders received from suppliers who cannot evidence attendance.

Participating suppliers should report to the access gates at the site between 10:30 - 10:45 and ask for Graham King. The tour will start promptly at 11:00 and is expected to last for 1

hour.

The address for the site is: Westmead, Farnborough, Hampshire, GU14 7LD.

Suppliers must confirm full names and positions of attendees via the Council's e-sender system ProContract using the 'Messages & Clarifications' function by no later than Monday 16th June 17:00.

Total value (estimated)

- £425,000 excluding VAT
- £510,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 8 September 2025 to 5 December 2025
- 2 months, 28 days

Main procurement category

Works

CPV classifications

- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111211 - Blasting work
- 45111213 - Site-clearance work

- 45111250 - Ground investigation work
- 45112340 - Soil-decontamination work
- 45262660 - Asbestos-removal work

Contract locations

- UKJ37 - North Hampshire

Participation

Conditions of participation

As the contract is classed as a works contract and has an estimated value which exceeds £213,477 (inc. VAT) the council has included for 'conditions of participation' which require tenderers to meet defined legal & financial standing and technical ability requirements pertaining previous experience, as permitted under Part 6 of the Procurement Act 2023.

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The Conditions of Participation which will apply to this procurement are set out below:

PART 1 - SUPPLIER INFORMATION

Section 1 - Supplier information Pass/fail

Bidders must provide all information and submit Central Digital Platform (CDP) share code.

PART 2 - ADDITIONAL EXCLUSIONS INFORMATION

2A - associated persons Pass/fail

Bidders must provide all information and submit any associated persons CDP share code.

2B - list of intended subcontractors Pass/fail

Bidders must provide all information of any intended subcontractors and submit their CDP share code if they are being relied on to meet conditions of participation.

PART 3 - CONDITIONS OF PARTICIPATION

PART 3A - STANDARD QUESTIONS

FINANCIAL CAPACITY

Financial capacity (from core supplier submission) Pass / Fail

Business Risk Assessment

Business risk score calculated using Credit Safe financial ratios of 30 or above

if below / score unavailable, satisfactory review of financial information against profit/loss, liquidity, acid test, etc.

or

provision of a guarantee from a parent company or other legally bound guarantor with a business risk score of 30 or above.

Turnover Assessment

Recorded turnover within latest set of accounts of at least approx. £800,000

or

provision of a guarantee from a parent company or other legally bound guarantor with a recorded turnover of at least £800,000 within latest set of accounts.

Insurance Pass/fail

- Public Liability Insurance - £10M each and every claim

- Employees Liability Insurance - £5M each and every claim

TECHNICAL ABILITY

Relevant experience and contract examples Pass/Fail

Suppliers are required to provide details of 2-3 contract case studies from works that have been undertaken within the past 5 years which are relevant to the Council's requirements. The following requirements must be demonstrated across the combined portfolio of case studies in order to pass:

- At least 2 case studies must relate to works packages completed by the supplier with a value of between £250k - £1M
- At least 2 case studies must relate to works where the supplier has acted as the Principal Contractor
- At least 2 case studies must cover works which include for below ground demolition of concrete sub-structures
- At least 2 case studies must include for asbestos removal
- At least 2 case studies must relate to works undertaken within or adjacent to busy urban environments

In addition, for each case study, suppliers are required to provide a named point of contact in the organisation and accompanying email address. The named point of contact should be able to provide written evidence to confirm the accuracy of the information provided

Health and Safety Pass / Fail

- SSIP Approved Contractor (Any member scheme)
- *HSE Enforcement / Remedial Orders
- **Prosecution & Enforcement
- ***HSE FFI Charges

* The Council will not select suppliers that have been in receipt of enforcement/remedial action orders unless the supplier can demonstrate to the council's satisfaction that appropriate remedial action has been taken to prevent future occurrences or breaches.

******The serving of enforcement notices and any prosecutions will not result in an automatic fail. The severity of each individual case and the robustness of the measures implemented to help ensure against re-occurrence will be assessed by professionals employed by the Council who may seek further information before making a final pass/fail decision.

******* The nature of the FFI and the robustness of the post incident action taken will be assessed on the basis of reasonableness. Any concerns will be relayed to a Health & Safety professional employed by the Council who may seek further information before making a final pass/fail decision.

Accreditations Pass/Fail

- National Federation of Demolition Contractors (NFDC) accreditation or equivalent

CONFIRMATIONS Pass/fail

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

27 June 2025, 5:00pm

Tender submission deadline

7 July 2025, 12:00pm

Submission address and any special instructions

Tender submissions and requests for clarification must be submitted electronically via the Council's e-sender system ProContract which can be accessed via the following weblink:

<https://procontract.due-north.com/register>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Lump Sum Price inclusive of OH/P	Price	55%
Technical Method Statements	Quality	15%
Risk, Health and Safety Management	Quality	10%
Programme	Quality	5%
Key Personnel Resource and Works Management	Quality	5%
Delivery Resource Plan	Quality	5%
OH/P % for Variations	Price	5%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://procontract.due-north.com/register>

The associated tender documentation can be accessed via the Council's e-sender system ProContract which can be accessed free of charge via the above weblink.

Technical specifications to be met

<https://sebp.due-north.com/>

The technical specification and supporting appendices can be accessed via the Council's e-sender system ProContract which can be accessed free of charge via the above weblink.

Contracting authority

Rushmoor Borough Council

- Public Procurement Organisation Number: PYHV-5798-RWLT

Farnborough Road

Farnborough

GU14 7JU

United Kingdom

Email: procurement5@rushmoor.gov.uk

Website: <https://www.rushmoor.gov.uk/>

Region: UKJ37 - North Hampshire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Portsmouth City Council

Summary of their role in this procurement: Procurement support services.

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Email: procurement@portsmouthcc.gov.uk

Website: <https://www.portsmouth.gov.uk/>

Region: UKJ31 - Portsmouth

Contact organisation

Contact Rushmoor Borough Council for any enquiries.