

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/030592-2025>

Contract

## **Design and Build of Improvement Works to Gypsy and Traveller Sites**

City of Doncaster Council

F03: Contract award notice

Notice identifier: 2025/S 000-030592

Procurement identifier (OCID): ocids-h6vhtk-054472

Published 6 June 2025, 1:34pm

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

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

City of Doncaster Council

Civic Court, Waterdale

Doncaster

DN1 3BU

#### **Contact**

Mr Jed Turner

#### **Email**

[jed.turner@efficiencynorth.org](mailto:jed.turner@efficiencynorth.org)

#### **Telephone**

+44 7788411495

#### **Country**

United Kingdom

**Region code**

UKE31 - Barnsley, Doncaster and Rotherham

**Internet address(es)**

Main address

<https://www.efficiencynorth.org/procure>

Buyer's address

<https://www.efficiencynorth.org/procure>

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

The contract is awarded by a central purchasing body

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

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

Design and Build of Improvement Works to Gypsy and Traveller Sites

Reference number

DN696217

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

- 45000000 - Construction work

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

Works

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

The underlying contract is awarded via a mini competition from E N Procure DPS for Installation, Responsive Repairs and Maintenance (Lot 29) (OJEU reference 2019/S 187-453493) to procure works for for a 2-stage tender process to select a Management Contractor, whereby:

Stage 1 - Pricing is based on Preconstruction Services and Preliminaries. Copies of all the design information was provided to bidders so that they may assess the extent and nature of the required design review and modification, value management process and the pricing of the works to achieve the Employer's Budget.

The intention is that one contractor will be appointed at the end of stage 1 and enter into a Preconstruction Services Agreement to undertake stage 2.

The selection of the Contractor was based on a 40%:60% price quality evaluation (quality including 10% Social Value). The successful outcome of Stage 1 will be the selection of the Contractor and award of the Preconstruction Services Agreement

The works comprise construction of 39 new pods across 3 sites and associated works in accordance with the scope, Employer's and statutory requirements.

The works shall be completed to meet the requirements of City of Doncaster Council (CDC) and St Leger Homes of Doncaster (SLHD).

During the Pre-Construction Services, the Contractor will be required to review the current designs including all detailed drawings, specifications, calculations, and assessments along with the Employer's additional requirements to provide cost advice for achieving the Employer's Budget Cost of £5 million. SLHD have engaged with Waldeck Consulting to undertake Architectural, Structural/Civil, and Surveying services for the Planning and development of the pre-manufactured pod units at the three-sites G&T sites, to RIBA Stage 4 (restricted to RIBA Stages 3 and 4). Waldeck have produced full planning application for the three sites and development of the internal designs including development and guidance on fire requirements.

The Contractor is required to provide a programme for identifying the tasks and actions necessary to review, modify and value engineer / manage the current design proposals to develop the Project Works Cost Plan and deliver the works in accordance with the Employer's Budget Cost.

The Contractor shall be required to work collaboratively with the Employer and Employer's project team to undertake the design review to achieve the Project Objectives and required viability including the development and tendering of sub-packages for agreed solutions, scopes and specifications defined in accordance with the design review process.

Subject to achieving an acceptable Project Works Cost and the Employer's Instruction to award the building contract for completing the works, the Contractor will Construct all parts of the works in accordance with the Employer's requirements and the Scope developed and agreed under the PCSA.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £5,245,673

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

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

NUTS codes

- UK - United Kingdom

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

The underlying contract is awarded via a mini competition from E N Procure DPS for

Installation, Responsive Repairs and Maintenance (Lot 29) (OJEU reference 2019/S 187-453493) to procure works for for a 2-stage tender process to select a Management Contractor, whereby:

Stage 1 - Pricing is based on Preconstruction Services and Preliminaries. Copies of all the design information was provided to bidders so that they may assess the extent and nature of the required design review and modification, value management process and the pricing of the works to achieve the Employer's Budget.

The intention is that one contractor will be appointed at the end of stage 1 and enter into a Preconstruction Services Agreement to undertake stage 2.

The selection of the Contractor was based on a 40%:60% price quality evaluation (quality including 10% Social Value). The successful outcome of Stage 1 will be the selection of the Contractor and award of the Preconstruction Services Agreement

The works comprise construction of 39 new pods across 3 sites and associated works in accordance with the scope, Employer's and statutory requirements.

The works shall be completed to meet the requirements of City of Doncaster Council (CDC) and St Leger Homes of Doncaster (SLHD).

During the Pre-Construction Services, the Contractor will be required to review the current designs including all detailed drawings, specifications, calculations, and assessments along with the Employer's additional requirements to provide cost advice for achieving the Employer's Budget Cost of £5 million. SLHD have engaged with Waldeck Consulting to undertake Architectural, Structural/Civil, and Surveying services for the Planning and development of the pre-manufactured pod units at the three-sites G&T sites, to RIBA Stage 4 (restricted to RIBA Stages 3 and 4). Waldeck have produced full planning application for the three sites and development of the internal designs including development and guidance on fire requirements.

The Contractor is required to provide a programme for identifying the tasks and actions necessary to review, modify and value engineer / manage the current design proposals to develop the Project Works Cost Plan and deliver the works in accordance with the Employer's Budget Cost.

The Contractor shall be required to work collaboratively with the Employer and Employer's project team to undertake the design review to achieve the Project Objectives and required viability including the development and tendering of sub-packages for agreed solutions, scopes and specifications defined in accordance with the design review process.

Subject to achieving an acceptable Project Works Cost and the Employer's Instruction to

award the building contract for completing the works, the Contractor will Construct all parts of the works in accordance with the Employer's requirements and the Scope developed and agreed under the PCSA.

#### **II.2.5) Award criteria**

Quality criterion - Name: As per ITT / Weighting: 60

Price - Weighting: 40

#### **II.2.11) Information about options**

Options: Yes

Description of options

Option between Modern Methods of Construction and System Built.

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

---

## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the setting up of a dynamic purchasing system

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2019/S 187-453493](#)

---

## **Section V. Award of contract**

### **Contract No**

DN696217

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

21 May 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

R H Fulwood

19 Rowley Lane, South Elmsall

Pontefract

WF2JP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Lowest offer: £0.01 / Highest offer: £5,245,673 taken into consideration

---

## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

London

Country

United Kingdom