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Tender

HOLYROOD REPLACEMENT WORKS (HEAT EFFICIENCY SCHEME)

Southampton City Council

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

Notice identifier: 2025/S 000-031772

Procurement identifier (OCID): ocids-h6vhtk-05474a

Published 12 June 2025, 10:11am

Scope

Reference

SCC-SMS-0585

Description

We are seeking a contractor for replacing the existing heat network system with a two-pipe system served by gas boilers; all to specified standards and in a timely, consistent, cost effective and safe manner. There will also be a requirement to install new installations as required during the course of the Contract period.

The term of the contract shall be as soon as possible until November 2026 as further defined within the tender responses

Southampton City Council reserves the right, to extend the Contractor's appointment for both duration and value to include Phase 2 Design and Build Works with a potential value for phase 2 of between £2.5 - £5m. Phase 2 is currently anticipated to comprise, but shall not be limited to, the replacement of external pipework and upgrades to the boiler room. Such extension shall be subject to mutually agreed terms and conditions, including scope,

programme, and remuneration with the incumbent provider required to complete a return for both methodology and price (with the fixed prices demonstrated through this tender) so that the Authority can establish if progression to Phase 2 is right for the Authority at that time. The Authority also reserve the right to not proceed with Phase 2 at all or to establish completion of Phase 2 outside of this contract via a tender.

Total value (estimated)

- £7,500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 22 August 2025 to 30 November 2026
- Possible extension to 30 November 2027
- 2 years, 3 months, 10 days

Description of possible extension:

Southampton City Council reserves the right, to extend the Contractor's appointment for both duration and value to include Phase 2 Design and Build Works with a potential value for phase 2 of between £2.5 - £5m. Phase 2 is currently anticipated to comprise, but shall not be limited to, the replacement of external pipework and upgrades to the boiler room. Such extension shall be subject to mutually agreed terms and conditions, including scope, programme, and remuneration with the incumbent provider required to complete a return for both methodology and price (with the fixed prices demonstrated through this tender) so that the Authority can establish if progression to Phase 2 is right for the Authority at that time. The Authority also reserve the right to not proceed with Phase 2 at all or to establish completion of Phase 2 outside of this contract via a tender.

Options

The right to additional purchases while the contract is valid.

Southampton City Council reserves the right, to extend the Contractor's appointment for both duration and value to include Phase 2 Design and Build Works with a potential value for phase 2 of between £2.5 - £5m. Phase 2 is currently anticipated to comprise, but shall not be limited to, the replacement of external pipework and upgrades to the boiler room. Such extension shall be subject to mutually agreed terms and conditions, including scope, programme, and remuneration with the incumbent provider required to complete a return for both methodology and price (with the fixed prices demonstrated through this tender) so that the Authority can establish if progression to Phase 2 is right for the Authority at that time. The Authority also reserve the right to not proceed with Phase 2 at all or to establish completion of Phase 2 outside of this contract via a tender.

Main procurement category

Works

CPV classifications

- 39721411 - Gas heaters
- 45232141 - Heating works
- 45333000 - Gas-fitting installation work

Contract locations

- UKJ32 - Southampton

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 July 2025, 2:00pm

Tender submission deadline

22 July 2025, 2:00pm

Submission address and any special instructions

<https://supplierlive.proactisp2p.com/Account/Login>

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REQ/1000381

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

22 August 2025

Award criteria

Name	Description	Type	Weighting
Quality	1. Staff, resources and organograms 10% 2. Programme 12.5% 3. Project methodology 10% 4. Risk Management 10% 5. Minimising defects 10% 6. Building Safety Act 7.5% 7. Social Value 5%	Quality	65%
Price	1. Staff, resources and organograms 10% 2. Programme 12.5% 3. Project methodology 10% 4. Risk Management 10% 5. Minimising defects 10% 6. Building Safety Act 7.5% 7. Social Value 5%	Price	35%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://supplierlive.proactisp2p.com/Account/Login>

Proactis home page

project reference

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REQ/1000381

Contracting authority

Southampton City Council

- Public Procurement Organisation Number: PCGN-2413-RBTX

Civic Centre, Civic Centre Road

Southampton

SO14 7LY

United Kingdom

Contact name: Jason Barrett

Email: procurement@southampton.gov.uk

Website: <http://www.southampton.gov.uk>

Region: UKJ32 - Southampton

Organisation type: Public authority - sub-central government