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Tender

Request for Quotation For the Provision of:- Groundworks, Demolition and Archaeological Investigation at Wessex House, Gloucester

Gloucester City Council

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

Notice identifier: 2025/S 000-064402

Procurement identifier (OCID): ocids-h6vhtk-05a89e

Published 10 October 2025, 7:45pm

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Scope

Reference

PL0009

Description

The Authority is undertaking a programme of de-risking for archaeology and ground contamination on land in Great Western Road that is the site of the former Wessex House. This building was a former commercial electrical contractor's brick-built structure with substantial foundations. The ground floor slab remains in situ and requires to be broken up and removed.

The site extends to 0.60 of an acre and is bounded by Network Rail land forming part of Gloucester railway station on three sides, with direct frontage to Great Western Road

forming the fourth side. The land is almost level and owned freehold entirely by the Authority with boundary fencing on all sides.

The intended works are a prelude to, and the information obtained will be used to inform, a planning application for developing the site with high density residential apartments to provide homes for the city.

The Authority intends to appoint a Supplier to act as Principal Contractor who will co-ordinate and be responsible for the archaeological excavation and recording, the geotechnical decontamination and complete demolition and removal of the old ground floor slab with associated footings. The Supplier will also be Principal Designer and provide all necessary site welfare facilities.

The site is presently in use by Kier Construction as a site compound and material storage facility for The Forum redevelopment being the major new scheme currently under construction for the city. The site should be cleared and vacated in August this year.

The archaeology under this site consists of the surviving below ground remains of the Gloucester Union Workhouse Infirmary and the adjacent Casual Wards. A desk-based assessment and site trenching has been undertaken to initially assess the archaeological remains and inform this Request for Quotation.

This is a challenging site close to the operational railway with a busy Great Western Road frontage requiring 24-hour access for ambulances to the Royal Hospital on the opposite side of the road.

Total value (estimated)

- £480,000 excluding VAT
- £576,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 31 March 2026
- 2 months, 27 days

Main procurement category

Works

CPV classifications

- 45112000 - Excavating and earthmoving work
- 45113000 - Siteworks

Contract locations

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

4 November 2025, 12:00pm

Submission address and any special instructions

Please use the Procontract portal

Tenders may be submitted electronically

No

Award criteria

Name	Description	Type	Weighting
Quality	Detailed in the RFQ documents	Quality	70%
Financial Workbook	Detailed in the RFQ documents	Cost	30%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Gloucester City Council

- Public Procurement Organisation Number: PPNG-4413-GZXP

North Warehouse

Gloucester

GL1 2FB

United Kingdom

Email: procurement@gloucester.gov.uk

Region: UKK13 - Gloucestershire

Organisation type: Public authority - sub-central government