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Contract

WO2151 Replacement of Temporary Classrooms at Frogwell, Hullavington and Minety Primary Schools

Wiltshire Council

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075506

Procurement identifier (OCID): ocds-h6vhtk-04f8e8 ([view related notices](#))

Published 20 November 2025, 10:04am

Scope

Reference

WO2151

Description

Wiltshire Council intend to appoint a main Contractor via a two-stage procurement opportunity to deliver an important project on a full design and build basis across three primary schools in Wiltshire.

Stage 1 of the procurement process is to seek expressions of interest from prospective Contractors with a view to shortlisting a maximum of four Contractors to be invited to submit a tender for the project.

Stage 2 of the procurement process will be the Invitation to Tender (ITT) itself.

The Requirement:

The following schools have been identified by the Council as having temporary classrooms which are in a dilapidate state and are in need of replacement by way of either new build developments (Hullavington and Minety), and internal alterations and refurbishment of existing school buildings (Frogwell Primary School):

1. Frogwell Primary School, Chippenham,
2. Hullavington Primary School, Hullavington, Chippenham,
3. Minety Primary School, Malmesbury

The purpose of this procurement opportunity is to appoint a contractor on a full design and build basis, in the first instance operating under a Pre-Construction Services Agreement and working closely with the Schools and the Council through RIBA Work Stages 1 to 4. This Stage 1 appointment will include the following outputs:

1. Operating under a single PCSA to deliver the RIBA Work Stages 1 to 4 inclusive for each of the three schools including.
2. The appointment of a Design Team to work with the School and the Employers Representative to fully design each of the three projects to the end of RIBA Stage 4 (technical/construction design) and to present the design for approval at the end of each RIBA work stage including cost plans for Employer approval,
3. To develop a detailed programme for RIBA Stages 1 to 7 for acceptance by the Employer for each of the three projects,
4. To obtain Building Regulations approval and Planning Permission for each of the three projects,
5. To work collaboratively with the Employers Representative to produce a Fixed Price Lump Sum to deliver the construction works for each of the three projects for approval by the Employer.

On acceptance by the Council of the fixed price lump sum costs to deliver the construction works for each of the three projects, individual construction contracts will be entered into (JCT Intermediate form of contract with Contractor Design) for each school site. These will be the Stage 2 works, and each school project will be delivered as a standalone project through RIBA Work Stages 5, 6 and 7 (Construction, Handover and in Use).

The indicative forecast cost estimate for the Stage 1 pre-construction works is £450k + VAT and the indicative forecast cost estimate of the Stage 2 post contract works is:

Frogwell Primary School £2.0m + VAT = £2.4m

Hullavington Primary School £2.0m + VAT = £2.4m

Minety Primary School £0.75m + VAT = £0.9m

Total Estimated Construction Cost incl VAT £5.7m

Key Programme Dates as follows:

RIBA Stages 1 to 4 End August 25 to End March 26

Package Pricing Stage End March 26 to End June 26

Final Design & Fixed Price Lump Sum Approvals End June 26 to Mid July 26

RIBA Stage 5 Construction Start August 26

Handover To be agreed for each of the school sites during the pre-construction stage of the project

Contract 1. WO2151 Replacement of Temporary Classrooms at Frogwell, Hullavington and Minety Primary Schools

Supplier

- STEPNELL LIMITED

Contract value

- £6,054,891.93 excluding VAT

- £7,265,870.32 including VAT

Above the relevant threshold

Date signed

10 November 2025

Contract dates

- 12 November 2025 to 31 October 2027
- 1 year, 11 months, 19 days

Main procurement category

Works

CPV classifications

- 45214000 - Construction work for buildings relating to education and research
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKK15 - Wiltshire CC

Key performance indicators

Name

Programme Adherence

Budget Adherence

Name

Stakeholder Engagement & Communication

Submission**Submission type**

Requests to participate

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Supplier

STEPNELL LIMITED

- Public Procurement Organisation Number: PNCJ-9415-ZYJM

Lawford Road

Rugby

CV21 2UU

United Kingdom

Email: matthew.james@stepnell.co.uk

Region: UKG13 - Warwickshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

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Contracting authority

Wiltshire Council

- Public Procurement Organisation Number: PDZR-9968-RYYY

County Hall

Trowbridge

BA14 8JN

United Kingdom

Contact name: Rachel Candy

Email: rachel.candy@wiltshire.gov.uk

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

Region: UKK15 - Wiltshire CC

Organisation type: Public authority - sub-central government