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Tender

Nuneaton Library and Business Centre (Nuneaton LABC)

Warwickshire County Council

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

Notice identifier: 2025/S 000-078131

Procurement identifier (OCID): ocds-h6vhtk-0552e2 ([view related notices](#))

Published 28 November 2025, 2:18pm

Scope

Reference

WAR-0032

Description

Warwickshire County Council intends to appoint a Supplier under a Single-Stage Design and Build Contract for whole site enabling works and the development of a new Library and Business Centre in Nuneaton, Warwickshire. The project has progressed to the conclusion of RIBA Stage 3, and by the commencement of the second stage of this procurement process, RIBA Stage 4 documentation will be available. The Council have been working alongside Mace Consult with regards to this Project, as lead consultant, with Associated Architects, Cundall and Turley as supply chain partners. Mace will be retained in the following roles: Project Management, Contract Administration and Cost Management (for RIBA Stages 5-7) with all design activities being carried out by the Contractor.

Total value (estimated)

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 July 2026 to 31 December 2027
- 1 year, 5 months, 5 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Submission

Submission type

Tenders

Tender submission deadline

19 January 2026, 11:59pm

Submission address and any special instructions

Tender documentation is available via the "WARWICKSHIRE" portal at <https://sell2.intend.co.uk/midlands/home>.

Your tender return must be submitted via the e-tendering portal. You will not be able to upload your tender after the deadline. Applicants are advised that if their tender response (including any associated documentation) is only partially uploaded within the e-tendering portal by the closing date and time then the system will lock them out and they will not be able to complete their document upload. The Council reserves the right to only evaluate documents received within the e-tendering portal by the closing date and time and applicants are advised that a partial upload is unlikely to be successful. Applicants are therefore recommended to upload their full tender response well in advance of the closing date and time.

If you are experiencing any difficulties with your upload you must contact the Council well in advance of the closing date and time.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 June 2026

Award criteria

Name	Type	Weighting
Experience	Quality	40%
Risk Management	Quality	20%
Statutory Roles	Quality	15%
NEC Experience	Quality	15%
Social Value Proposals	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Council will use the Competitive Flexible Procedure for this exercise. The Council intends to follow the process and stages outlined below but reserves the right to amend the Competitive Flexible Procedure at subsequent stages within the procurement process.

Stage 1 - Applicants are to complete and return the Procurement Specific Questionnaire.

The initial submissions will be used for the shortlisting of Applicants. The Council will invite the top four* ranked Applicants to the next stage of the procurement process.

*The Council reserves the right to invite more Applicants where there is a negligible difference in the scores between the 4th applicant and the next placed applicant(s) or to invite less applicants where it feels that the quality of submissions is insufficient to warrant inclusion in the next stage.

Stages 2 and 3 - Upon completion of Stage 1, the shortlisted Applicants shall be invited to attend a meeting with the Council and designated representatives of the Project Team for the purpose of reviewing and discussing the Contract Terms and Conditions, specifically identifying amendments that would enhance mutual commercial advantage, while maintaining appropriate risk allocation and management. Following completion of these meetings, an updated Contract will be drafted and issued as part of the Invitation to Submit Final Tender Stage (ISFTS - Stage 3).

Please note that as part of this Stage, a new Invitation to Tender document for this stage will be provided and will include, but not be limited to, a final specification (in the form of RIBA Stage 4 documentation), the Award Stage Quality Questions (including Social Value) and a Pricing Schedule.

The evaluation criteria and questions will be bespoke to this ITSFT stage and will be included in the ITSFT document. The evaluation criteria for the ITSFT stage will differ from those identified in the UK4 Tender notice for Stage 1.

Stage 4 - Provisional Stage

Upon receipt of final tender submissions at Stage 3, the Council reserve the right to compile acceptable Value Engineering proposals into a schedule. This schedule shall be issued to the Applicants for the purpose of assigning costs / savings to each item. The resulting costs / savings shall be incorporated into the final cost assessment as part of the overall evaluation process.

Any adjustments to the Competitive Flexible Procedure will be specified within the tender documents at the relevant procurement stage.

The Council reserves the right to amend and refine the award criteria at subsequent stages of the procurement process. Any changes will be communicated to tenderers during the relevant stage of the procurement process.

Contracting authority

Warwickshire County Council

- Public Procurement Organisation Number: PDTN-5446-NMXW

Shire Hall

Warwick

CV34 4SA

United Kingdom

Email: procurement@warwickshire.gov.uk

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

Region: UKG13 - Warwickshire

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.

MACE CONSULT LIMITED

Summary of their role in this procurement: Consultant

- Companies House: 07094851

- Public Procurement Organisation Number: PYQN-1661-BMMN

155 Moorgate

London

EC2M 6XB

United Kingdom

Email: opportunities@macegroup.com

Website: <https://www.macegroup.com/>

Region: UKI31 - Camden and City of London

Contact organisation

Contact Warwickshire County Council for any enquiries.