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Tender

Hickman Avenue Fleet and Council Service Facility Works

Wolverhampton City Council

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

Notice identifier: 2025/S 000-078634

Procurement identifier (OCID): ocds-h6vhtk-051e3f ([view related notices](#))

Published 1 December 2025, 4:32pm

Scope

Reference

CWC24153

Description

City of Wolverhampton Council ("CWC" / "Council") are seeking to appoint a Contractor for the new Fleet Services Depot, offices and associated parking at the Council owned former Wholesale Market site on Hickman Avenue (WV1 2TX).

The scheme involves relocating Fleet Services and other Council services from numerous Council sites to the Hickman Avenue site and accommodate the following facilities or services:

- Taxi Licensing
- Fleet services vehicle workshop (including an ATF Lane) and associated vehicle parking provision with electric vehicle chargers.
- Travel Unit minibus parking. The solution has to achieve 'O' licence status from the

Department for Transport.

- Meals on Wheels
- Street Lighting and Cleaning Stores storage
- Shared office and welfare facilities for the above services
- Provision of renewable energy sources, including solar panels, to reduce the carbon footprint of the asset, serve the EV fleet and reduce utility costs.

A planning application for the scheme can be viewed the by accessing the Council's planning portal under application reference number 25/00594/FUL:
(<http://planningonline.wolverhampton.gov.uk/online-applications>).

Total value (estimated)

- £12,500,000 excluding VAT
- £15,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2027
- 1 year

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UKG39 - Wolverhampton

Participation

Legal and financial capacity conditions of participation

As per ITT Document

Technical ability conditions of participation

As per ITT Document

Submission

Enquiry deadline

9 January 2026, 11:59pm

Submission type

Tenders

Tender submission deadline

30 January 2026, 12:00pm

Submission address and any special instructions

www.wolverhamptontenders.com

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

11 May 2026

Award criteria

Name	Type	Weighting
Contract Sum Analysis	Price	60%
Social Value	Quality	10%
Relevant Experience	Quality	7.5%
Indicative Programme and Delivery Approach	Quality	7.5%
Risk Assessment and Method Statement	Quality	5%
Health and Safety	Quality	5%

Name	Type	Weighting
Equality, Diversity and Inclusion	Quality	5%

Other information

Description of risks to contract performance

Risk 1: Resource Underestimation / Time Overrun - Contractor unable to complete the works within the agreed programme due to underestimation of required resources, resulting in programme delays.

Risk 2: Unforeseen Ground Conditions - Unexpected subsurface issues (e.g., contaminated soil, buried obstructions) may delay the works.

Risk 3: Adverse Weather Conditions - Severe weather may cause delays or disrupt progress, especially for external works.

Risk 4: Unrecorded Mineshafts Identified - Discovery of undocumented or collapsed mine shafts could pose safety risks and require design changes or stabilisation measures, leading to delays.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement is being conducted in accordance with the Procurement Act 2023, using the Competitive Flexible Procedure as set out in S.20(2)(b) of the Act.

The procedure will consist of the following stages:

Stage 1: Invitation to Tender

All interested bidders are invited to submit a full tender response in accordance with the requirements set out in this Invitation to Tender and associated documents. Tenders will be assessed against the published award criteria, which include quality (including social value) and price. Bidders will also be required to accept the terms and conditions as part of their submission, and no negotiation or clarification on the terms will be accepted outside of the initial clarification period.

Bidders will also be requested to submit an optional 'innovation schedule' outlining potential value engineering (VE) opportunities. Any VE proposals must remain within the parameters of the Employer's requirements. However, please note that these will not form part of the evaluation, and will be for information only at this stage. However, any VE proposals may be considered at stage 2, and potentially shared with other bidders if relevant. Please ensure commercial information is redacted.

Stage 1 will be evaluated in accordance with the criteria stated within the ITT document, and all bidders will be ranked according to their combined quality and price score. Assessment summaries will be sent to all bidders to stage 1, in accordance with s.50 of the Act.

CWC reserves the right to award the contract following stage 1 without progressing to stage 2. This eventuality would occur in the instance where the top ranked bidder (according to their combined quality and price score) is within the budget set out in the tender notice. Bidders are therefore encouraged to submit a competitive proposal, in the event that the value engineering stage isn't required. If Stage 2 is deemed to not be required, CWC will follow normal award procedures.

Stage 2: Value Engineering

If the top ranked bidder at stage 1 exceeds the available budget, a maximum of the top two ranked bidders from stage 1 will be invited to participate in a value engineering exercise. This stage will allow CWC to engage in strategic discussions with the chosen bidders to refine proposals, clarify any outstanding matters, and seek improvements in value, deliverability, and innovation from the supply chain.

Stage 2 will commence with the issuing of a letter inviting the chosen bidders to attend a maximum of four value engineering workshops. The letter will outline how the workshops will be conducted, including agenda and attendee arrangements. Please note, the workshops may be held either at the Council Civic Centre (St Peter's Square, Wolverhampton, WV1 1RL) or via MS Teams, subject to the Council's discretion.

A strict agenda would apply focusing on value engineering proposals put forward by the preferred bidders. These meetings would be minuted and may require attendance by the sub-contractors, at the Council's discretion.

During this stage, the full Design Team will be representing the Council.

In order for the discussions to be productive, it is assumed that attendees will be empowered to make decisions at the relevant dialogue meeting.

Points of general clarification provided by the Council during the meetings will be shared with all bidders unless a bidder demonstrates to the Council's reasonable satisfaction that the information should be treated as confidential.

Whilst bidders will be invited to discuss their bids, nothing said or intimated by the Council at these meetings will constitute an approval of their proposals or an acceptance of their adequacy in meeting the Project requirements. However, the Council will endeavour to indicate to bidder whether it believes the proposed Bid is unlikely to meet its objectives. These meetings will be treated as confidential between the Council and each bidder.

Stage 3: Invitation to submit a Final Tender

Following stage 2, stage 3 will commence with the issuing of a letter inviting bidders to submit their final tenders. This stage is intended to provide suppliers with a final opportunity to refine their proposals, including pricing and any outstanding commercial or technical elements, in response to feedback provided during stage 2.

Final tenders must be submitted in accordance with the timetable and instructions set out in the ITT and any additional information provided.

The final tender must represent the bidder's complete offer. Bidders should ensure that all aspects of their proposal are final, as no further dialogue will be undertaken following this stage.

The Authority will assess final tenders in accordance with the published award criteria. The award criteria set out in section 9 of the ITT will be used as a means for evaluation. Bidders may choose not to amend their quality submission from stage 1, in which case the scores decided at stage 1 will be used for the evaluation at stage 3.

The contract will be awarded to the supplier whose final tender is determined to be the most advantageous in terms of value for money and alignment with CWC's requirements, in accordance with the assessment methodology and award criteria set out in the Tender Notice and this document.

Once the assessment has concluded, CWC will provide an assessment summary to all bidders that submitted final tenders, in accordance with s.50 of the Act, to:

- Inform them whether they have been successful in being awarded the Contract
- Provide an explanation of the assessment of the bidder's tender against the relevant award criteria, in accordance with the requirements of the Act
- Where different to the bidder concerned, provide information in respect of the most advantageous tender submitted, including details of the assessment of this tender against the relevant award criteria and the bidder's name.

Once the assessment summaries have been provided to bidders that submitted a final tender, CWC will publish a Contract Award Notice on the Central Digital Platform to commence the mandatory standstill period.

Subject to completion of the mandatory standstill period, Stage 3 will end with CWC entering into contract with the preferred bidder and publication of a Contract Details Notice on the Central Digital Platform (within 30 days of the date on which the contract is entered into). A redacted copy of the contract will also be published.

If the final tenders are not within the Council's budget, CWC reserves the right to abandon the tender.

Documents

Associated tender documents

<http://www.wolverhamptontenders.com>

Contracting authority

Wolverhampton City Council

- Public Procurement Organisation Number: PVBV-7568-LBLL

Civic Centre, St Peter's Square

Wolverhampton

WV1 1SH

United Kingdom

Email: corporate.procurement@wolverhampton.gov.uk

Region: UKG39 - Wolverhampton

Organisation type: Public authority - sub-central government