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Planning

The Omega Centre Special Education Needs School Refurbishment - Preliminary Market Engagement

Portsmouth City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-085388

Procurement identifier (OCID): ocds-h6vhtk-05fb86

Published 22 December 2025, 1:02pm

Scope

Description

Portsmouth City Council (The 'Council') are seeking assistance from the market to understand the market's interest, capacity and capability, with a view to developing the procurement strategy and tender documentation to meet needs, objectives, statutory obligations and best value duties for the procurement of a Contractor to refurbish & extend the existing Omega Arts Centre, Portsmouth, to create a school for children & young people with special needs.

This proposed project will provide up to 76 places for young people with severe autism & learning difficulties.

Estimated value of construction contract is £7,500,000.

Work to commence on site October 2026, with completion March 2028.

Proposed Contract Terms is JCT Standard Building Contract with Contractor's Design.

The project's scope of works includes;

- Refurbishment of the two of the existing historic buildings
- Demolition of a modern kiln room
- Delivering 3No small extensions & 1No new build block
- A comprehensive landscape scheme

The buildings will be vacant throughout the contract period, however there is a live school & a public park immediately adjacent which will require access for emergency & refuse vehicles throughout the duration of the works.

PROPOSED PROCUREMENT PROCEDURE

Following pre market engagement, it is the Council's intention to run the procurement process using the Competitive Flexible Procedure.

The Council will issue an initial Conditions of Participation stage for applications via submission of a completed Procurement Selection Questionnaire (PSQ) and associated documentation in accordance with the provisional timetable below. The council anticipates shortlisting the highest scoring 4 - 5 contractors from assessment of the returned PSQ submissions, who will then be invited to tender.

Publish Tender Notice 27.02.26

Issue PSQ for shortlisting on Intend 27.02.26

PSQ Return deadline 27.03.26 at 12:00

Notify contractors after PSQ evaluation 17.04.26

ITT published on Intend 15.06.2026

Site visits w/c 29.06.2026

Deadline for clarifications 24.07.2026 at 23:59

Tender return deadline 31.07.2026 at 12:00

Issue assessment summaries 07.09.2026

Publish award notice on fts 07.09.2026

End of standstill period 17.09.2026

Contract Award Confirmation letter 18.09.2026

Contract Execution 19.09 - 01.10.2026

Mobilisation 02.10 - 29.10.2026

Works commence on site (18 Months) 30.10.2026

Completion of works on site 17.03.2028

Total value (estimated)

- £7,500,000 excluding VAT
- £9,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2026 to 17 March 2028
- 1 year, 5 months, 17 days

Main procurement category

Works

CPV classifications

- 44111500 - Insulators and insulating fittings
- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 50700000 - Repair and maintenance services of building installations
- 71200000 - Architectural and related services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services

Contract locations

- UKJ31 - Portsmouth

Engagement

Engagement deadline

30 January 2026

Engagement process description

The Council is running the Preliminary Market Engagement process and activities in line with the summary programme set out below:

Publish PME Notice / issue on InTend 22.12.25

PME Clarification deadline 23.01.26 at 23:59

PME questionnaire return deadline 30.01.26 at 12:00

The Council will administrate the preliminary market engagement process using its e-sourcing system In-tend. The In-tend system can be accessed free of charge via the following web link:

<https://intendhost.co.uk/portsmouthcc/asp/home>

Suppliers who are not already registered on the In-tend system will need to register their details to access the documentation, raise clarification requests and return the questionnaire submissions.

The Council is requesting suppliers to read through the PME Briefing document (Available on Intend), to gain a better understanding of the proposed project and then to provide feedback and confirm express interest by completing the questionnaire and returning it, along with completed Conflict Of Interest Form in Word format via InTend by 30th January 2026 at 12:00 (Noon).

Suppliers are encouraged but not obliged to complete the questionnaire. Suppliers that do not take part, will not be precluded from any subsequent related procurement process.

Engaging suppliers will not receive preferential treatment in any subsequent tender process, and this is in no way an indication of the selection of any organisation or a guarantee of future work.

Suppliers will have the ability to submit the questionnaire past the deadline above. However, if questionnaires are not submitted by this deadline the Council may not be able to use the information provided & subsequently take this into account as part of the options appraisal and PME High level Summary Report produced.

For full details of the PME process and documentation suppliers should refer to InTend.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

27 February 2026

Contracting authority

Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

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Contact name: Procurement Service

Telephone: +442392688235

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Website: <https://www.portsmouth.gov.uk/>

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government