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**Preliminary Tender Information**

The Mount & The Willows Primary School, Greatbatch Avenue, Penkhull, STOKE-ONTRENT,

ST4 7JU - HDG/2025/854

**Proposed Conservation Fabric Repairs and Refurbishment and Creation of**

**Three new Classrooms**

**PROJECT**

The Mount was built in 1803 as a Georgian mansion house for the late Josiah Spode II, the eldest son

of Josiah Spode I, the founder of the famous Spode Pottery Company, located just half a mile from his

pottery works.

The Mount is a two-storey red brick building with a diagonal pattern Welsh slate roof and Ashlar

sandstone central projecting bay, with four dominant full height Doric columns and domed roof. The

house was of classic Georgian character with large 6-over-6 double-hung sliding timber sash windows

and a central double-panelled door. The symmetrical house has an unusual ‘tooled’ finish of the facing

brickwork to all four elevations of the main house, and was built with a subservient service wing to its

northwest elevation, accommodating the servant’s quarters. It was noted at the time for its elegance

and classic Georgian architectural features, surrounded by extensive gardens and offering vast views

of the surrounding area.

The Mount was first Listed Grade II in April 1972 because of its architectural importance and its

association with Josiah Spode. The city council conservation officer and Historic England have also

helped inform the scope of the proposed repair and alteration works.

The Mount and its 8 acres of woodland underwent a significant transformation in the late Victorian

period when it was acquired by the Joint Authorities to establish a school for blind and deaf children.

The Georgian mansion was preserved and adapted for use by the school administration department,

with additional buildings constructed to create a school capable of accommodating 139 students. The

school was designed by R. Scrivener and Son, of Hanley with a practical ‘H-shaped’ layout, including

classrooms, 2 external courtyards, dormitories for both sexes and areas for domestic administration. It

quickly gained a reputation for excellence under the leadership of its first headmaster, A. J. Storey.

The school opened in 1895, but closed as a specialist deaf school in the early 2000’s when the

adjoining Willows Primary School was constructed under the PFI school building scheme. Parts of The

Mount have, however, remained in education use ever since.

The Willows Primary School already occupy some of the ground floor, however, the first and second

floors have been unoccupied since the building was last in use as The Mount Education Centre in

2018, and require extensive fabric repairs due to water damage and neglect.

The proposed conservation external fabric repairs and refurbishment works will preserve this

historically significant building and by doing so will allow three of the unoccupied first floor education

rooms to be brought back into use as classrooms by The Willows Primary School, whilst upgrading

circulation routes to for further classrooms to be brought into use in future. This work will

subsequently allow for the removal of the temporary outdoor classroom located on the southwestern

elevation of The Mount in front of the original Georgian mansion house.

The conservation repair and internal alteration works now proposed to The Mount building under this

contract include;

a) The complete striping and recovering of all historic slate and plain clay tiled roofs

(approx. 2,840sq.m), new lead fat roofs and lead coverings to three domed roofs

b) Replacement patent glazed roof/skylights

c) Chimney and high-level masonry conservation repair and consolidation works

d) Specialist DOFF masonry cleaning and re-pointing works using hydraulic lime

mortars

e) 100% Replacement cast iron and uPVC rainwater goods

f) Repairs and alterations to the existing below-ground drainage system

g) Specialist overhauling and weatherstripping of all existing timber sash windows

h) The removal of a ground floor glazed corridor link and two redundant external steel

fire escapes

i) Internal alterations and fit-out works to create three new classrooms and associated

toilets and storage rooms at first floor level

j) Internal alterations and replacement fire doors to ground floor corridors

k) Acoustic ceiling interventions to the ground floor dining hall and lobby areas

l) The installation of 3no. new replacement gas-fired hearting and hot water boilers

m) New electrical, heating, ventilation and fire detection and alarm installations to the

new first floor classrooms and associated spaces

The works are to be funded by The City of Stoke-on-Trent Council

LOCATION

The Mount & The Willows Primary School, Greatbatch Avenue, Penkhull, STOKE-ON-TRENT, ST4 7JU

EMPLOYER

The City of Stoke-on-Trent Council

Civic Centre

Glebe Street

STOKE-ON-TRENT

ST4 1RN

DESIGN TEAM

PROJECT MANAGER

AtkinsRéalis PPS Ltd.

Two Chamberlain Square

BIRMINGHAM

B3 3AX

CONSERVATION/PROJECT ARCHITECT

ctd architects

Clerk Bank House

Clerk Bank

LEEK

Staffordshire

ST13 5HE

STRUCTURAL ENGINEER

COUCH Consulting Engineers (Midlands) Ltd.

Genesis Centre

18 Innovation Way

Staffordshire Business Park

STOKE-ON-TRENT

ST6 4BF

BUILDING SERVICES ENGINEER

Hopkins Coats Associates

9 Hassell Street

Newcastle-under-Lyme

Staffordshire

ST5 1AH

QUANTITY SURVEYOR

AtkinsRéalis PPS Ltd.

Two Chamberlain Square

BIRMINGHAM

B3 3AX

CDM PRINCIPAL DESIGNER (CDM-PD)

AtkinsRéalis PPS Ltd.

Two Chamberlain Square

BIRMINGHAM

B3 3AX

BUDGET

Approximate cost £3,000,000

FORM OF CONTRACT

JCT Intermediate Building Contract with Contractors Design 2016 (ICD 2016)

EXECUTION

The contract will be executed as a DEED.

TENDERERS

Tenders to be invited via The City of Stoke-on-Trent Council e-Tendering Portal and the

evaluation and final award based on a 40/60 quality/price assessment

DATE OF POSSESSION

Anticipated date for possession: July 2025

CONTRACT PERIOD

Period for completion of the works: Fifty-Eight Weeks (13 months)

TENDERING TIMETABLE

Approximate despatch of all tender documents: 10th March 2025

Tender period: Six weeks

Tender return 21st April 2025

CONTRACTORS INSURANCE

Insurance cover – Public liability/injury to persons or property not less than £10,000,000 (ten million

pounds) for any one occurrence or series of occurrences arising out of one event; Professional

indemnity /contractors design portion not less than £5,000,000 (five million pounds) is the required

aggregate amount for any one period.

SPECIALIST SUB-CONTRACTORS

Specialist sub-contractors and suppliers have been identified in the documents for masonry

cleaning, glazed rooflights and acoustic management improvements etc.

In addition, proven specialist conservation masonry sub-contractors, specialist conservation roofing

sub-contractors and conservation joinery repair sub-contractors will also be necessary to enable the

successful undertaking of these works.

**Supplier Instructions:**

1. Register free with ProContract to access and view opportunities

<https://procontract.due-north.com/register>

1. Browse to the Supply Stoke and Staffordshire Authorities Sourcing Portal:

<https://supplystokeandstaffs.proactishosting.com/>

1. Guidance on how to respond to a tender/contract opportunity can be found on the link below which takes you to the ProActis User Guide:

[ProContract Version3 Help (due-north.com)](https://supplierhelp.due-north.com/)

1. For any queries on the Procontract portal please contact:
2. Email: [ProContractSuppliers@proactis.com](mailto:ProContractSuppliers@proactis.com)

**OR** raise a query via the following portal:

Query Log: [Login (proactisservicedesk.com)](https://support.proactisservicedesk.com/s/login/?language=en_US&ec=302&startURL=%2Fs%2F)

1. Time sensitive issues can be reported on the following number: Telephone No: 0330 005 0352.
2. Please note, providing an “Intent to Respond” is not submitting a bid. You are required to fully complete all questions within the tender document (and any required attachments) and then “submit” your completed tender/bid before the deadline date/time.