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Contract

Prudential Building Main Works

Oldham Council

F03: Contract award notice

Notice identifier: 2024/S 000-000143

Procurement identifier (OCID): ocids-h6vhtk-03d093

Published 3 January 2024, 3:26pm

Section I: Contracting authority

I.1) Name and addresses

Oldham Council

Civic Centre, West Street

OLDHAM

OL11UG

Contact

Emma Tweedie

Email

Emma.Tweedie@oldham.gov.uk

Telephone

+44 7866185450

Country

United Kingdom

Region code

UKD - North West (England)

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.oldham.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Prudential Building Main Works

Reference number

DN669323

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Oldham Council as the Contracting Authority seeks to appoint a contractor for the restoration/refurbishment works for the Grade 2 listed Prudential Building located in Oldham town centre. The Main Works in summary comprise; the restoration and refurbishment of the Grade 2 Listed former Prudential Assurance building to provide high quality flexible workspace solutions. Physical works will include façade restoration, new windows, roof replacement, formation of a glazed atrium, replaster, timber repair/ replacement, new lift restoration and/or replacement of fittings/ finishes and all new mechanical and electrical services.

The estimated measured works value is £7m.

The project will be funded through a combination of Council capital funds and Future High Street Funding. The target PCSA start date is 29.09.2023 with completion on site being March 2025. Please refer to the procurement documents for full details including a breakdown of the procurement timetable.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

The Prudential Building is located at 79 Union Street, Oldham, OL1 1DU.

II.2.4) Description of the procurement

Oldham Council as the Contracting Authority seeks to appoint a contractor for the restoration/refurbishment works for the Grade 2 listed Prudential Building located at 79 Union Street, Oldham, OL1 1DU (approximate GIFA 3266m²) in close proximity to adjacent occupied buildings in the town centre. The Main Works in summary comprise; the restoration and refurbishment of the Grade 2 Listed former Prudential Assurance building to provide high quality flexible workspace solutions. Physical works will include façade restoration, new windows, roof replacement, formation of a glazed atrium, replaster, timber repair/ replacement, new lift restoration and/or replacement of fittings/ finishes and all new mechanical and electrical services. Works only to proceed once the Council has acquired ownership through the Compulsory Purchase Order process. Procurement is on a Two Stage Traditional basis (RIBA 3 detail) with elements of Contractor Design (expected to include M&E, lifts, stairs, roof light etc) utilising the JCT form of PCSA and JCT Standard Build Contract 2016 (without quantities) with Contractor Design Portion.

The estimated measured works value is £7m. The total budget for the scheme is £8.6m.

The project will be funded through a combination of Council capital funds and Future High Street Funding. The target PCSA start date is 29.09.2023 with completion on site being March 2025. Please refer to the procurement documents for full details including a breakdown of the procurement timetable.

Procurement documents must be accessed through the Council's e-tendering portal: The Chest/Proactis (www.the-chest.org.uk). Project reference: DN669323. All communications must also be directed via this portal.

The Chest - Tenderer Support

Go to <https://www.the-chest.org.uk/SupplierSupport.html>

Here you will see the hyperlink for supplier support.

Alternatively you can log your call by emailing ProContractSuppliers@proactis.com

and a representative will contact you as soon as possible. For Critical and Time-Sensitive issues you can call The Chest: 0330 005 0352.

As a Co-operative Council we are committed to acting in a socially responsible way and to influencing others with whom we work with to do the same. In accordance with the Social Value Act 2012 we must consider social value in all our decisions: The Council uses the Social Value Portal (SVP), and bidders are required to access the SVP in order to be able to respond fully to the procurement documents. Please refer to the procurement documents for full details.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.14) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-015387](#)

Section V. Award of contract

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

The procurement procedure is cancelled due to the conclusion of the Compulsory Purchase Order for the building not being achieved within the timescales envisaged due to matters that sit outside of the Council's control.

VI.4) Procedures for review

VI.4.1) Review body

Legal and Constitutional Services

(FAO Director of Legal Services), Oldham Council, Civic Centre, West St,

Oldham

OL1 1UL

Email

paul.entwistle@oldham.gov.uk

Country

United Kingdom