

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/002393-2024>

Planning

## **Covered Market Design Team**

Oxford City Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-002393

Procurement identifier (OCID): ocids-h6vhtk-043419

Published 24 January 2024, 11:58am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Oxford City Council

Town Hall, St Aldates

Oxford

OX1 1BX

#### **Contact**

Roo Humpherson

#### **Email**

[anhumpherson@oxford.gov.uk](mailto:anhumpherson@oxford.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKJ14 - Oxfordshire

**Internet address(es)**

Main address

<https://www.oxford.gov.uk>

Buyer's address

<https://www.oxford.gov.uk>

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**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**

Covered Market Design Team

**II.1.2) Main CPV code**

- 71312000 - Structural engineering consultancy services

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

This Notice is to provide information on a forthcoming tender by Oxford City Council who

are seeking to appoint a Design Led consultant team to implement the "Covered Market masterplan for the refurbishment and improvement of Oxford's Covered Market. For a full set of documents detailing the project and services required please e-mail [anhumpherson@oxford.gov.uk](mailto:anhumpherson@oxford.gov.uk) The documents include details of responses required from interested consultants to be submitted as part of the PIN

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 71315100 - Building-fabric consultancy services
- 71317210 - Health and safety consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71530000 - Construction consultancy services
- 79415200 - Design consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UKJ14 - Oxfordshire

### **II.2.4) Description of the procurement**

2.1 The Covered Market ("the Market") has been at the heart of Oxford's city centre since its foundation in 1774. It has always been in public ownership, with Oxford City Council ("the Council") the freeholder and operator since the start of the 20th century. Its significance spans heritage, culture, and commerce, as one of only a handful of 18th century covered markets in England which has been continuously trading (bar any enforced pandemic closures). The Market will be celebrating its 250th Anniversary in 2024. 2.2 In 2020, the Council procured a multidisciplinary team to deliver a 'heritage led masterplan and outline business case'. This was led by Gort Scott Architects, supported by a team including Marcus Beale Architects (heritage experts), Max Fordham (environmental engineers), HRW (structural engineers), Stockdale (quantity surveyors), Caneparo (transport consultants) and Transition by Design (local engagement experts). Separately, advice on the outline business case was provided by Inner Circle Consulting, and GCW provided commercial agent advice relating to income assumptions. The

masterplan was completed in December 2022. A copy of the masterplan is attached as Appendix A. 2.3 In February 2023 Oxford City Council Cabinet approved the heritage-led masterplan and its recommended programme of works to improve the business environment, ensure the Market remains fit-for-purpose into the future and continues to provide a unique experience for residents and visitors alike alongside providing a financial return to the Council. A copy of the Cabinet Report (excl' Appendices) is attached as Appendix B. 2.4 The Cabinet decision approved the budget to deliver the masterplan including all consultant and management fees construction and essential planned maintenance works. 2.5 In 2023, the council undertook further investigative works including more detailed services and infrastructure investigations. These are detailed in the Feasibility Report for the Proposed Utility Services Replacement completed by Ridge consultants July 2023 at Appendix C. 2.6 The services report has highlighted the extent of the essential services replacement works and this will need to be considered when undertaking the detailed design of the masterplan. 2.7 A key milestone will therefore be to review and revise the current masterplan and essential works programme. The options are to include: a. Delivery of the current masterplan including an updated review of the M&E scope of works b. M&E work only c. M&E plus masterplan with further capital investment. The preferred option will be informed and supported by a revised business case by Oxford City Council to enable delivery of the proposals. 2.8 The proposed tender will seek to commission a design led consultant team for RIBA Stages 2-7 subject to stage approval. Key milestones will be identified at each stage e.g. outline business case and project board approvals. Works will be subject to approval before subsequent stages can commence. A separate tender will be issued for appointment of a project manager led consultancy team. 2.9 It is anticipated that the design team will comprise (but not be restricted to): • Architect – team lead • Planning • Heritage & Archaeology • Structural Engineer • Services Engineer • Fire Engineering • Sustainability • Transport • Accessibility 2.10 Stakeholder engagement will be managed by the Council with additional engagement subject to a separate appointment if required. Commercial agent advice will also be commissioned separately if required. Please contact the council for a full list of the consultant services required.

### **II.3) Estimated date of publication of contract notice**

24 January 2024

---

## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

For a full set of documents detailing the project and services required please e-mail [anhumpherson@oxford.gov.uk](mailto:anhumpherson@oxford.gov.uk)