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Tender

Oldham Town Centre - Master Developer Private Sector Partner (PSP)

Oldham Council

F02: Contract notice

Notice identifier: 2022/S 000-018959

Procurement identifier (OCID): ocds-h6vhtk-0350b8

Published 11 July 2022, 4:39pm

Section I: Contracting authority

I.1) Name and addresses

Oldham Council

Civic Centre, Oldham

Oldham

OL1 1UT

Contact

Mr Dan Cheetham

Email

dan.cheetham@oldham.gov.uk

Country

United Kingdom

NUTS code

UKD - North West (England)

Internet address(es)

Main address

<http://www.oldham.gov.uk/>

Buyer's address

<http://www.oldham.gov.uk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Oldham Town Centre - Master Developer Private Sector Partner (PSP)

Reference number

DN620783

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is seeking to appoint a Master Developer Private Sector Partner (PSP) with the financial means and relevant experience, skills, and resources to make a significant contribution to achieving the Vision for Oldham Town Centre via participation in a public-private (development) partnership (“the Partnership”) with the Council.

1) The proposed sites that will be included in the scope of the Project initially are:

Site 1 - Civic Centre

Site 2 - Former Magistrates Court & Manchester Chambers

Site 3 - Former Leisure Centre

2) Additional Opportunity Sites

The Council also has potentially some further sites that it may wish to include in the scope of the Project at some point in the future (“Additional Opportunity Sites”). The Additional Opportunity Sites will not form part of the scope for the Project but the Council is hopeful that such can be included for discussion at some point in the future. Bidders should assume though that for now the scope of the Project will be confined to the Sites above. Please note that the Council will not be obliged to bring forward any Additional Opportunity Sites but the PSP will be expected to consider any proposals that the Council may put forward. The Additional Opportunity Sites are:

Site 4 - Bradshaw Street

Site 5 - Metropolitan Place

Site 6 - Mumps & Wallshaw Street

Site 7 - Southgate Street & Waterloo Street

Site 8 - Tommyfield Market

3) Third Party Land.

There may also be other land within the vicinity of the Sites that is not within the ownership of the Council as at the date that the Master Development Agreement is entered into but which may enhance the overall proposition if brought within the scope of the Project ("Third Party Land"). At the request of the Council the PSP shall advise and assist with formulating any proposals to acquire a title interest in any relevant Third Party Land. If so requested by the Council the PSP shall then take the lead on negotiating commercial terms for the acquisition by the Council of the relevant Third Party Land.

For the purposes of this notice, the entire value and contract duration of all sites described above have been included, for completeness please refer to the breakdown below:

Total contract range as described above: £350,000,000 - £550,000,000

This is made up of the following:

Core Sites = £150,000,000 to £250,000,000

Additional Opportunity Sites = £150,000,000 to £200,000,000

Third Party Land = £50,000,000 to £100,000,000

Total contract duration - 25 years (300 months)

Initial duration - 15 years (180 months) with an optional 10 year (120 month) extension at the discretion of the Council.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 71000000 - Architectural, construction, engineering and inspection services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

Construction Works.

Construction Professional Services.

Real Estate Services.

The Council is a local authority and therefore is a “contracting authority” for the purposes of the Public Contracts Regulations 2015 (“PCR 2015”) and the Concession Contracts Regulations 2016 (“CCR 2016”).

The Council is using the competitive dialogue process pursuant to Regulation 30 of the Public Contracts Regulations 2015 (as amended) (PCR) which will involve the following two core stages:

Stage 1 – an evaluation of the capacity, capability, and financial standing of Tenderers to meet Council requirements and shortlisting (SQ);

Stage 2 – the Invitation to Participate in Dialogue (IPCD) comprised of two stages:

i. Initial Dialogue and submission of Outline Solutions, following which there will be further shortlisting.

ii. Detailed Dialogue leading to close of Dialogue and the submission of Final Tenders, following which the winning Tenderer will be selected.

Those Tenderers shortlisted at Stage 1 will be invited to participate in the Dialogue stage of the process and will be requested to provide proposals to meet the requirements outlined in the Project Specification and the Tender Evaluation Criteria. Stage 2 will be run in successive stages with the intention of reducing the number of Tenderers after evaluation of Outline Solutions, to be taken through to Detailed Dialogue.

The Council will invite a maximum of Four (4) Tenderers to participate in Stage 2 and such Tenderers will be selected on the basis of them being the four highest scoring at the SQ stage, provided they all meet all minimum standards of qualification set out in the Selection Questionnaire.

It is anticipated that the evaluation of Outline Solutions in accordance with the Outline Solution Evaluation Criteria will result in a down selection from four (4) to two (2) Bidders. The Council expects to invite the two highest-scoring compliant Bidders to proceed to Detailed Dialogue.

II.2.5) Award criteria

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

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

300

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union

funds: No

II.2.14) Additional information

Procurement documents must be accessed through the Council's e-tendering portal: The

Chest/Proactis (www.the-chest.org.uk). Project reference: DN620783 . 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 to log your issue / 'submit a ticket' for ProContract V3.

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.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Refer to Tender Documentation.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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.2.2) Time limit for receipt of tenders or requests to participate

Date

11 August 2022

Local time

10:00am

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

2 September 2022

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Oldham Council

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

Oldham

OL1 1UL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Oldham Borough Council will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contract Regulations 2015 (SI 2015 No.102) (as amended) provides for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).