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Contract

REDEVELOPMENT OF THE FORMER WIGAN CIVIC CENTRE

Wigan Council

F03: Contract award notice

Notice identifier: 2024/S 000-019999

Procurement identifier (OCID): ocds-h6vhtk-04170b

Published 1 July 2024, 4:43pm

Section I: Contracting authority

I.1) Name and addresses

Wigan Council

Town Hall, Library Street

Wigan

WN1 1YN

Contact

Mr. Conrad Heald

Email

Conrad.Heald@wigan.gov.uk

Country

United Kingdom

Region code

UKD3 - Greater Manchester

Internet address(es)

Main address

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

Buyer's address

<http://www.wigan.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

REDEVELOPMENT OF THE FORMER WIGAN CIVIC CENTRE

Reference number

DN696086

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The former Wigan Civic Centre is an existing four story 1970s building, measuring c. 55,000 sqft. The proposed development will transform the building into Grade A workspace. Once complete, the development will be BREEAM excellent, have an EPC A rating and will deliver market leading amenities including:

- On-site café bar
- Gym studio
- Mini-cine
- Roof terrace
- Shared meeting rooms and call booths
- Electric vehicle charging, secure internal cycle storage and changing facilities

The development is currently designed to deliver 30 individual office suites, ranging from

469

sqft - 2,414 sqft. An accommodation schedule is included in Appendix A. All suites will be fitted

out to a CAT A+ standard to provide a turnkey solution for tenants, including:

- All services and associated fittings
- Ceiling and floor finishes
- Fitted kitchen
- WCs
- Office Furniture

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £7,917,233

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

The works include:

- Full window and external door replacement, including the introduction of curtain walling to areas on the lower ground floor
- Extension of the lift in the central core to provide step free access to roof level
- External concrete repair works

- Extensive landscaping along the Millgate elevation, along with the provision of a roof terrace and balustrade
- Steam cleaning and repainting of elevations
- Full internal fit out to all areas including café/bar, gym, mini-cini and office suites. Fit out to include partitions, full M&E installation and decoration.

Quality is paramount in this project, and the finished scheme must be of an award-winning standard. The scheme must achieve BREEAM excellent, and an EPC A rating.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

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

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 000-033167](#)

Section V. Award of contract

Contract No

DN696086

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Workspace Design & Build Ltd

Northspring Suite 1C, 70 Spring Gardens

Manchester

M22BQ

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £7,917,233

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand, London

WC2A 2LL

Country

United Kingdom