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Contract

## **Wigan Civic Centre Consultant**

WIGAN COUNCIL

F20: Modification notice

Notice identifier: 2024/S 000-023272

Procurement identifier (OCID): ocids-h6vhtk-0484b8

Published 25 July 2024, 3:46pm

### **Section I: Contracting authority/entity**

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

WIGAN COUNCIL

Library Street

WIGAN

WN1 1YN

#### **Email**

[conrad.heald@wigan.gov.uk](mailto:conrad.heald@wigan.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKD36 - Greater Manchester North West

#### **Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.wigan.gov.uk](http://www.wigan.gov.uk)

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Wigan Civic Centre Consultant

#### **II.1.2) Main CPV code**

- 71315200 - Building consultancy services

#### **II.1.3) Type of contract**

Services

### **II.2) Description**

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

- 71315200 - Building consultancy services

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

NUTS codes

- UKD3 - Greater Manchester

#### **II.2.4) Description of the procurement at the time of conclusion of the contract:**

Wigan Civic Centre is a brutalist building constructed in 1970. It was originally developed to provide council offices but was closed in 2018 following the refurbishment of the town hall. The building is four storeys and has an L shaped footprint. Capital & Centric have been appointed through a PAGABO Development Management Framework to deliver the refurbishment of the building on behalf of Wigan Council. The appointment is firstly to develop the front section of the building (Phase 1), with the potential of being retained to deliver the rear section (Phase 2)

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

Duration in months

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## Section IV. Procedure

### IV.2) Administrative information

#### IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 011-023775](#)

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## Section V. Award of contract/concession

### Contract No

DN673675

### Title

Wigan Civic Centre Consultant

### V.2) Award of contract/concession

#### V.2.1) Date of conclusion of the contract/concession award decision:

22 May 2023

#### V.2.2) Information about tenders

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

#### V.2.3) Name and address of the contractor/concessionaire

Capital & Centric

Manchester

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

14466671

The contractor/concessionaire is an SME

No

**V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)**

Total value of the procurement: £887,108

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**Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

The Royal Courts of Justice

Strand, London

Country

United Kingdom

Internet address

<https://www.find-court-tribunal.service.gov.uk/courts/royal-courts-of-justice>

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**Section VII: Modifications to the contract/concession**

**VII.1) Description of the procurement after the modifications**

**VII.1.1) Main CPV code**

- 71315200 - Building consultancy services

**VII.1.2) Additional CPV code(s)**

- 71315200 - Building consultancy services

**VII.1.3) Place of performance**

NUTS code

- UKD - North West (England)

#### **VII.1.4) Description of the procurement:**

Wigan Civic Centre is a brutalist building constructed in 1970. It was originally developed to provide council offices but was closed in 2018 following the refurbishment of the town hall. The building is four storeys and has an L shaped footprint. Capital&Centric have been appointed through a PAGABO Development Management Framework to deliver the refurbishment of the building on behalf of Wigan Council. The appointment was firstly to develop the front section of the building (Phase 1), with the potential of being retained to deliver the rear section (Phase 2).

#### **VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession**

Duration in months

24

#### **VII.1.6) Information on value of the contract/lot/concession (excluding VAT)**

Total value of the contract/lot/concession:

£887,108

#### **VII.1.7) Name and address of the contractor/concessionaire**

Capital & Centric

Manchester

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

14466671

The contractor/concessionaire is an SME

No

## **VII.2) Information about modifications**

### **VII.2.1) Description of the modifications**

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

To extend the remit of the current Consultant, who supported the delivery of Phase 1, to complete the delivery of Phase 2.

### **VII.2.2) Reasons for modification**

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The current Consultant has obtained thorough knowledge of the site during Phase 1 which is essential to support the delivery of Phase 2 of the works. To duplication of costs e.g. overheads and time taken for site set up, of appointing a new Consultant would be too significant to be feasible and would result in a delay to the overall project.

### **VII.2.3) Increase in price**

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £887,108

Total contract value after the modifications

Value excluding VAT: £1,299,000