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Contract

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

Oldham Council

F03: Contract award notice

Notice identifier: 2023/S 000-031585

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

Published 26 October 2023, 11:16am

Section I: Contracting authority

I.1) Name and addresses

Oldham Council

Civic Centre

Oldham

OL1 1UT

Contact

Mr Dan Cheetham

Email

dan.cheetham@oldham.gov.uk

Country

United Kingdom

Region code

UKD - North West (England)

Internet address(es)

Main address

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

Buyer's address

<http://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

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 appointed 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 are 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. 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.

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

Lowest offer: £350,000,000 / Highest offer: £550,000,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

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 adopted a competitive dialogue process pursuant to Regulation 30 of the Public Contracts Regulations 2015 (as amended) (PCR) which involved 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 was further shortlisting.
- ii. Detailed Dialogue leading to close of Dialogue and the submission of Final Tenders, following which the winning Tenderer was selected.

II.2.5) Award criteria

Quality criterion - Name: Technical Quality / Weighting: 75

Price - Weighting: 25

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

Competitive dialogue

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: [2022/S 000-018959](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 September 2023

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Muse Places Limited

Manchester

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £550,000,000

Lowest offer: £350,000,000 / Highest offer: £550,000,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Oldham Council (FAO: Director of Legal Services)

Oldham

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Oldham Borough Council incorporated a standstill period at the point information on the award of the contract was communicated to tenderers. That notification provided full information on the award decision. The standstill period was for a minimum of 10 calendar days and provided time for unsuccessful tenderers to challenge the award decision before the contract was 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).

VI.4.4) Service from which information about the review procedure may be obtained

Oldham Council (FAO: Director of Legal Services)

Oldham

Country

United Kingdom