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Tender

## **Prudential Building Main Works**

Oldham Council

F02: Contract notice

Notice identifier: 2022/S 000-035068

Procurement identifier (OCID): ocids-h6vhtk-038ca3

Published 12 December 2022, 1:18pm

The closing date and time has been changed to:

**15 February 2023, 12:00pm**

See the [change notice](#).

## **Section I: Contracting authority**

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

Oldham Council

Civic Centre, West Street

OLDHAM

OL11UT

#### **Contact**

Emma Tweedie

#### **Email**

[emma.tweedie@oldham.gov.uk](mailto:emma.tweedie@oldham.gov.uk)

**Country**

United Kingdom

**Region code**

UKD - North West (England)

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

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

**I.3) Communication**

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

[www.the-chest.org.uk](http://www.the-chest.org.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.the-chest.org.uk](http://www.the-chest.org.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

Prudential Building Main Works

Reference number

DN642293

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

- 45000000 - Construction work

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

Works

#### **II.1.4) Short description**

Oldham Council as the Contracting Authority seeks to appoint a contractor for the restoration/refurbishment works for the Grade 2 listed Prudential Building located in Oldham town centre. The Main Works in summary comprise; the restoration and refurbishment of the Grade 2 Listed former Prudential Assurance building to provide high quality flexible workspace solutions. Physical works will include façade restoration, new windows, roof replacement, formation of a glazed atrium, replaster, timber repair/ replacement, new lift restoration and/or replacement of fittings/ finishes and all new mechanical and electrical services. The estimated net construction value is £8.6m. The estimated start on site date is end August 2023 with Practical Completion by end October 2024. Please refer to the procurement documents for full details including a breakdown of the procurement timetable and site visit.

#### **II.1.5) Estimated total value**

Value excluding VAT: £8,600,000

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

This contract is divided into lots: No

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

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

The Prudential Building is located at 79 Union Street, Oldham, OL1 1DU.

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

Oldham Council as the Contracting Authority seeks to appoint a contractor for the restoration/refurbishment works for the Grade 2 listed Prudential Building located at 79 Union Street, Oldham, OL1 1DU (approximate GIFA 3266m<sup>2</sup>) in close proximity to adjacent occupied buildings in the town centre. The Main Works in summary comprise; the restoration and refurbishment of the Grade 2 Listed former Prudential Assurance building to provide high quality flexible workspace solutions. Physical works will include façade restoration, new windows, roof replacement, formation of a glazed atrium, replaster, timber repair/ replacement, new lift restoration and/or replacement of fittings/ finishes and all new mechanical and electrical services. Works to proceed once the Council has acquired ownership through the Compulsory Purchase Order process. Procurement is on a Two Stage Traditional basis with elements of Contractor Design (expected to include M&E, lifts, stairs, roof light etc) utilising the JCT form of PSCA and JCT Standard Build Contract 2016 (without quantities) with Contractor Design Portion. The estimated net construction value is £8.6m. The project will be funded through a combination of Council capital funds and Future High Street Funding. The estimated start on site date is end August 2023 with Practical Completion by end October 2024. Please refer to the procurement documents for full details including a breakdown of the procurement timetable and site visit.

Procurement documents must be accessed through the Council's e-tendering portal: The Chest/Proactis ([www.the-chest.org.uk](http://www.the-chest.org.uk)). Project reference: DN642293. 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 for supplier support.

Alternatively you can log your call by emailing [ProContractSuppliers@proactis.com](mailto: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.

As a Co-operative Council we are committed to acting in a socially responsible way and to influencing others with whom we work with to do the same. In accordance with the Social Value Act 2012 we must consider social value in all our decisions: The Council uses the Social Value Portal (SVP), and bidders are required to access the SVP in order to be able to respond fully to the procurement documents. Please refer to the procurement documents for full details.

#### **II.2.5) Award criteria**

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

#### **II.2.6) Estimated value**

Value excluding VAT: £8,600,000

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

Duration in months

19

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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Please refer to the Procurement Documents for full details.

#### **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**

Please refer to the Procurement Documents for full details.

#### **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

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

Originally published as:

Date

27 January 2023

Local time

12:00pm

Changed to:

Date

15 February 2023

Local time

12:00pm

See the [change notice](#).

#### **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: 3 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

27 January 2023

Local time

12:05pm

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## **Section VI. Complementary information**

## **VI.1) Information about recurrence**

This is a recurrent procurement: No

## **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

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

Please refer to the procurement documents for full details.

The Contracting Authority reserves the right to discontinue the procurement process it commences and not to award any contract. It also reserves the right at its absolute discretion to amend the information stated in this notice at any time.

For the purpose of this procurement process all communication must be directed through the e-tendering system (The Chest). Please do not contact any Council employees, Council agents, members of the project team or otherwise directly.

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Legal and Constitutional Services

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

Oldham

OL1 1UL

Email

[paul.entwistle@oldham.gov.uk](mailto:paul.entwistle@oldham.gov.uk)

Country

United Kingdom