



## Rochdale Town Hall / Tendering Guide



# Help us bring our history back to life

Join us in the restoration of Rochdale Town Hall



Rochdale's Grade-I listed Town Hall has been described as a masterpiece of gothic architecture and one of the finest Victorian town halls in the country. Designed by William Crossland, the Town Hall was opened in 1871 as a symbol of the town's cooperative heart and industrial strength.

And today, 150 years after it opened, it needs some tender loving care. The Town Hall restoration project, fully funded by Rochdale Borough Council and the National Lottery Heritage Fund (NLHF), aims to breathe new life into the building and its surrounding public realm. It will preserve our magnificent Town Hall for the community and the nation.

Rochdale Town Hall is currently one of the most important restoration projects anywhere in the UK. The Town Hall is a symbol of Rochdale's past, but one that will also look to its future. The building that will emerge from this process will be a magnificent reminder of Rochdale's history, but also a warm, welcoming and accessible public space. It will be a building for the local community, and the breathtaking backdrop to local celebrations and events.

We invite you to tender to be part of this exciting and important project. Please read this brochure for more details of what we plan to do, what we've done already, and what you can expect from us.

Then, when you're ready, our team would be happy to answer your questions.

**Emma Birkett**

Project Lead, Rochdale Development Agency

*"The Town Hall is a symbol of Rochdale's past, but one that will also look to its future"*





## History worth preserving

We're asking partners like you to help us deliver a restoration project of national importance. Rochdale Town Hall is widely recognised as one of the finest examples of Victorian civic architecture anywhere. It's the centrepiece of our town and our borough. It attracts visitors from far and wide and we expect it to attract many more after its restoration. Part of the aim of this project is to make the building and surrounding public realm a far more welcoming visitor space.

You don't just have to take our word for the prestige of this project. The NLHF regards it as one of its most vital current projects. Rochdale Borough Council's vision puts the restored Town Hall at the heart of a £400 million town centre revamp



### Overall estimated construction value

- £11m for the Town Hall and £6m for the public realm

### Outline timescales

- Pre market engagement - February 2021
- SSQ - March & April 2021
- Tender - May & June 2021
- Appointments - July & August 2021
- Mobilisation and site handover - September 2021



# Rochdale Town Hall: 150 years in the making...

## Our ambitions for the building

So what are we doing to our magnificent Town Hall? To start with, we're doing all the essential repair and maintenance jobs that a 150-year-old building needs. The Town Hall is showing its age, with an inadequate drainage system, a leaking roof and windows and crumbling masonry. We're fixing what needs to be fixed and installing new electrical and water systems. We're making it safe and sustainable.

We're also correcting the mistakes of the past. A digital scan of the building carried out by the Archaeology Department at Salford University revealed a treasure trove of forgotten rooms and obscured features. Many decorative features are now in need of conservation, and restoration of key areas like the Great Hall and Grand Staircase will create pristine spaces of historical and architectural importance.

Finally, we're making our Town Hall more accessible and welcoming, so that it can be enjoyed by every member of our community. Structural works will be carried out to create openings for a new lift and access points, and visitors will be welcomed in a new glass entrance hall. The vision will extend to Town Hall Square, which will feature new paving, seating and landscaping, enhancing its value as an attractive and inviting public space.

*"Making our Town Hall more accessible and welcoming so that it can be enjoyed by every member of our community"*

## What we're doing now

The Town Hall closed in December 2020 and work began on Phase 1 of the project in January 2021. This Phase includes the essential and urgent works needed to prepare the building for the second Phase. Phase 1 will tackle more difficult and riskier work like removing asbestos, isolating dangerous services, installing new dry risers and repairing the building's underground drainage. Internal structural works to create space for a new lift and access points will also be carried out, and protections installed. Phase 1 is already underway and is funded by Rochdale Borough Council.

## What we need your help with

Phase 2 of the project, funded by NLHF, is due to start in late summer 2021, and will focus on the heritage core of the building. Work includes replacing the roof, repairs to the external stonework, cleaning of the building and restoration of key historical rooms like the Great Hall and Grand Staircase. A Welcome Gallery and a new community generated exhibition on the history of the Town Hall - featuring information panels at key points around the building - will be installed.

Work to the Town Hall Square will begin during 2022 and will run in conjunction with the building restoration works under the same contract. This work will involve the closure of surrounding roads and include the creation of two new lawns, a substantial amount of hard landscaping and the building of two terraces around the ends of the Town Hall to enable level access.

Included in the tender is an option to also undertake Phase 3 work, which includes the interior of the west wing of the building, the council chamber and the ground floor police and fire station areas. The brief for this area is not yet finalised but the successful contractor will have the option to work on Phase 3 once Phase 2 is complete.



# An exciting restoration project

## Work with us

We need a partner to manage Phase 2 of the Town Hall restoration. This is your chance to be involved in a prestigious and nationally important heritage project, and play a key role in the regeneration of our town.

The project will provide your business with invaluable experience of major public restoration works and significant media and PR opportunities. Become part of the history of our Town Hall and link your name to a widely loved local landmark for decades to come.

The project is fully funded, and you will be working in partnership with a committed team of specialists who have wide experience of delivering building projects on time and on budget. Heritage projects can be complex, but in this case a huge amount of preliminary work has already been done, and Phase 1 work is currently being carried out. A range of investigations, including the first digital scan of the building, have informed our plan and schedule. We will provide partners with all the information they need to ensure the smooth and timely completion of the project.

*“Your chance to be involved in a prestigious and nationally important heritage project”*

## Reducing risk

We believe in partnerships rather than traditional client/contractor relationships. We want to maximise cooperation and minimise risks. The Phase 1 work will remove asbestos, install new electrics and complete complex internal structural works. Phase 2 contractors will find a site that is safe, prepared and ready for work to start.

### To reduce contractor risk further, we will:

- Nominate companies for specialist heritage tasks, like the restoration of stained glass windows.
- Provide information on the companies who have assisted with investigations and market testing.
- Provide accurate bills of quantity for all materials, saving contractors significant amounts of work and further reducing financial risk.
- Provide full information on the building's listed status and how that affects planned restoration work. All consents are already secured and the local conservation officer is fully supportive of the project.

We know that archaeology and ecology are typically perceived as high risks on renovation projects, but a comprehensive scheme of preparatory work has hugely reduced potential problems for Phase 2.





# How will we procure your services?

## All the information you need

We understand that open tender processes create work and cost, but we are spending public money and have to comply with OJEU requirements. Our funder (NHLF) requires a fully competitive process. Nevertheless, we will ensure that the tender process is as focused and simplified as possible, and we will support your application at every stage.

Here is our initial procurement plan, but it's not set in stone. We will take your feedback on board after our introductory webinar (to be held on 23/2/2021) and send you the updated details shortly afterwards.

*"We will ensure that the tender process is as focused and simplified as possible"*

- 1. **Pre-tender webinar:** You will meet the main project team, and have an opportunity to ask questions and feedback on our procurement plans. We will ask you what you need from us to make the process easier.
- 2. **Feedback:** We will analyse feedback from the webinar and make adjustments to the procurement plan where we can. We'll let you know about any changes we make.

- 3. **SSQ stage:** The SSQ will be in two parts. First, the standard tick box of legally required questions on finance, Health & Safety and legal status. Second, a set of questions on your previous track record. Part 2 will require relevant case studies and examples of work in more specialist areas such as landscape, exhibition fit out and conservation. Contractors will have four weeks to submit applications.
- 4. **SSQ scoring:** Compliant case studies will be scored using transparent criteria.
- 5. **ITT stage:** We plan to limit the number of contractors going through to the ITT stage to a maximum of three or four. We will offer payment to support your work at this stage, alongside regular Q&A meetings, updates and site visits. We will give you a generous amount of time to complete this work.
- 6. **ITT scoring:** The ITT scoring weightings are Cost (40%), Quality (50%) and SV (10%). The social value requirements will be clearly set out by the project team.



## Meet the team



**WARREN CHAPMAN**  
Gillespies Associate Partner, Landscape Architect

Gillespies works with clients and partners to deliver transformative landscape design, urban design, master planning and landscape planning, working from offices based in London, Oxford, Manchester, Leeds, Abu Dhabi and Moscow. We have a team of 140 people whose mission is to help our clients and partners create and transform places so they offer real meaning and value to the people that will use them.



**SIMON MALLAM**  
Donald Insall, Director

Donald Insall Associates is a leading conservation architecture practice with over 60 years' experience in the care, repair and adaptation of historic buildings. The success of our projects has been recognised by over 170 awards and distinctions for architectural design and craftsmanship. We have an intimate knowledge of Rochdale Town hall having shaped the concept design and helped secure the NLHF grant, and since then have led the design team in the development of the project.



**IAN SHAW**  
Max Fordham, Principal Engineer

Max Fordham are building services engineers. Increasingly, it's an industry referred to as environmental engineering, and we're very comfortable with that. Where once the engineer's lot was 'pipes and wires', now it encompasses everything from daylighting and acoustics to building physics and sustainability. In essence, everything that impacts on the internal environment of a building and its performance.



**KATE SHUTTLEWORTH**  
Frank Whittle Partnership, Partner

Frank Whittle Partnership (FWP) is an award winning architectural and multi-disciplinary design practice which is RIBA registered and ISO 9001 -2015 certified. We offer Architecture, M&E Design, Structural Engineering, Interior Design, Building Surveying, Project Management, Quantity Surveying and CDM Consultancy. At FWP we are highly experienced cost managers, regularly working on restoration contracts which are NLHF funded and specialist in the production of highly accurate bills of quantities.

## Join our webinar

We believe this is a unique opportunity to be involved in a prestigious heritage project with an experienced and sympathetic partner client. We hope this brochure has given you an outline of what we aim to achieve and what it means for you.

If you'd like more information please contact Emma Birkett, Heritage Director:

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You are invited to a webinar on **Tuesday 23rd February 12:30 – 13:30** in which we will discuss the tender process including payments and timescales to dispel any risk and worries which may be associated with this process. Register in advance for this webinar:

[https://us02web.zoom.us/join/register/WN\\_\\_VZtpIkeQvOF8GGK5JFdFw](https://us02web.zoom.us/join/register/WN__VZtpIkeQvOF8GGK5JFdFw)



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