

To: Finance, Resources and Customer Services Policy Board

On: 4 September 2019

Report by: The Chief Executive

Heading: Lead Consultant for the Glasgow Airport Investment Area (South) [GAIA South] Project

1. Summary

- 1.1 The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to award a services Contract for the Lead Consultant for the Glasgow Airport Investment Area (South) [GAIA South] Project (Ref: RC-CPU-19-081).
- 1.2 The recommendation to award this Contract follows a mini competition, using the *competitive selection procedure* Option 2 under the Scotland Excel Engineering and Technical Consultancy Framework Agreement (06-16) Lot 1 – Roads and Infrastructure, which was conducted in accordance with the Council's Standing Orders relating to Contracts and the framework mini-competition requirements
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2. Recommendations

- 2.1. It is recommended that the Finance, Resources and Customer Services Policy Board:
- (a) authorise the Head of Corporate Governance to award the Contract for the Lead Consultant for the Glasgow Airport Investment Area (South) [GAIA South] Project to Amey OW Limited;
 - (b) authorise the contract value up to £3,000,000.00 exclusive of VAT;

- (c) note the total contract period may be up to eight (8) years subject to the GAIA South project gaining subsequent approvals from the Council's Leadership Board and progressing to the construction stage.
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3. **Background**

- 3.1. Renfrewshire Council is managing three projects identified within the Glasgow City Region City Deal. This agreement, known as City Deal, will see £1.13billion of public investment provide opportunity for private sector investment creating employment, education and other key benefits.
- 3.2. The potential for the City Deal, Glasgow Airport Investment Area (GAIA) project was radically altered following the announcement that the new National Manufacturing Institute Scotland (NMIS) and new Medicines Manufacturing Innovation Centre would both be located on the key 128 Acre GAIA site to the east of Glasgow Airport. These unique national facilities will be the anchor tenants for the new Advanced Manufacturing Innovation District Scotland (AMIDS) that the Council is now taking forward in partnership with Scottish Enterprise and Scottish Government. The development of AMIDS has the potential to create thousands of new jobs in Renfrewshire.
- 3.3. Renfrewshire Council is also progressing a dynamic and comprehensive £100million strategy of regeneration within Paisley town centre, building on a programme developed around a cultural and heritage background.
- 3.4. With the announcement in January 2017 of the closure of the Chivas plant, at Renfrew Road Paisley, and the planned investment by West College Scotland in improved facilities at the adjacent site, a unique opportunity now exists to ensure that the development of these two significant sites link better to the overall White Cart corridor, to Paisley and to the adjacent residential communities in Shortroods and Gallowhill, and also to the manufacturing and skills centres being created at NMIS/AMIDS.
- 3.5. On 1st May 2019, the Council's Leadership Board approved the Strategic Business Case for the Glasgow Airport Investment Area - South (GAIA South) project and the compilation of an Outline Business Case for the project.
- 3.6. To take forward the development of the Outline Business Case, the City Deal team identified a requirement for a Consultant to provide the following Services:
- Part A - Project Inception
 - Part B - Options Generation / Appraisal
 - Part C – Design (Outline)
 - Part D – Assisting Compilation of Outline Business Case

- 3.7. Thereafter subject to approval of the Outline Business Case by Leadership Board, the City Deal team will also require the same Consultant to provide:
- Part E - Intrusive and Additional Investigations and Surveys
 - Part F - Statutory Procedures
 - Part G – Detailed Design
 - Part H - Tender Document Preparation
 - Part I - Procurement of Contractor
 - Part J - Site Supervision
- 3.8. The procurement of a Lead Consultant for the Glasgow Airport Investment Area (South) GAIA South Project was conducted via a mini competition using the *competitive selection procedure* Option 2 of the Scotland Excel Engineering and Technical Consultancy Framework Agreement, Lot 1 Roads and Infrastructure both in accordance with the requirements for selecting a supplier as set out in the Framework and the Council's Standing Orders relating to Contracts.
- 3.9. All Eighteen (18) Consultants listed on Lot 1 were invited to tender in accordance with the Framework procedure on 27 June 2019 and by the tender return deadline at 12 noon on Thursday 8 August 2019, the Council received four (4) tender submission responses.
- 3.10. All four (4) tender submission responses met the minimum requirements as set out in the mini-competition and were then evaluated against the specific award criteria of 60% Price/ 40% Quality set by the Council in the invitation to tender for the mini competition.
- 3.11. The Quality award criteria specified by the Council included the following:
- Assessment of proposed Project Team and capability
 - Assessment of Project Management and Control methodology
 - Assessment of added value proposals
 - Community Benefits
 - Fair working practices
- 3.12. The specific Award criteria were applied to the tender submission for each of the four (4) tender submissions as noted below:

	Technical (40.00%)	Commercial (60.00%)	Total (100.00%)
Amey OW Limited	23.90%	59.26%	83.16%
Atkins Limited	30.10%	48.22%	78.32%
Fairhurst	27.30%	53.14%	80.44%
Sweco UK Limited	22.60%	59.87%	82.47%

3.13. The evaluation of tender submissions received identified that the tender submission by Amey OW Limited was the most economically advantageous tender submission.

3.14. Community benefits were sought and Amey OW Limited have committed to deliver the following Community Benefits up until completion of Part D (see paragraph 3.6):

- 1 x *Modern Apprenticeship*
- 1 x *Work experience placement*
- 1 x *Industry Awareness Event*

Thereafter, the contract requires specific community benefits to be committed prior to the commencement of Parts E-J (see paragraph 3.7).

3.15. The community benefits noted at 3.14 are proportionate to the services required up to Part D of the commission.

3.16. The estimated contract value stated in paragraph 2.1b is based on the rates tendered, a forecast of hours, technical disciplines and grades of staff required to undertake the services and a sum for potential increases in rates in line with the Consumer Price Index and the Contract terms and conditions.

Implications of the Report

1. **Financial** – *On 1st May 2019, Renfrewshire Council's Leadership Board approved the development of the GAIA South Project up to OBC stage (Part D). The costs for this will be contained within existing resources allocated to the development of the project. The potential funding options for delivery of the project will be explored as part of the development of the OBC. Funding proposals will be presented as part of the OBC which will be submitted to the Leadership Board for approval before further progression of the project.*
2. **HR & Organisational Development** – *none.*
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – The GAIA South project will facilitate new development opportunities and business growth with the improved links between employment centres at AMIDS with the Cultural, Heritage, retail and hospitality offerings at Paisley Town Centre
 - *Our Renfrewshire is well* - The new safer walking and cycling infrastructure will help encourage active travel by children and young people, as well as adults.

- *Reshaping our place, our economy and our future* - The completed GAIA South infrastructure will provide connectivity and access to new and existing jobs for people in our communities as well as increasing links over the White Cart and improving resilience in the local roads network. During the project construction period there will be opportunities for employment. The resulting development will create new permanent employment.
 - *Tackling inequality, ensuring opportunities for all* – delivery of the better connections for local residents to employment and skills opportunities will support inclusive growth.
 - *Creating a sustainable Renfrewshire for all to enjoy* - The completed infrastructure will include improved provision for walking and cycling, while improved road network will increase the reliability of public transport.
 - *Working together to improve outcomes* - Officers will work closely with teams on complimentary projects, stakeholders and the public to ensure the maximisation of outcomes in a collegiate manner.
4. **Legal** - The procurement of this Contract was conducted in accordance with the Council's Standing Orders relating to Contracts and in accordance with the Framework procedure for mini-competition and selection.
 5. **Property/Assets** – none at this stage. Land acquisition proposals will be set out in the OBC.
 6. **Information Technology** – *none*.
 7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
 8. **Health & Safety** - the health and safety credentials of Amey OW Limited were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
 9. **Procurement** – The procurement procedure outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10. **Risk** - the insurances of Amey OW Limited were evaluated by Corporate Risk and met the Council's minimum requirements regarding insurable risk.
 11. **Privacy Impact** – none.
 12. **Cosla Policy Position** – none.
 13. **Climate Risk** – none.
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List of Background Papers

- (a) Background Paper 1 - GAIA South Project – Strategic Business Case submitted to Leadership Board on 1st May 2019

The foregoing background papers will be retained within the Chief Executive's Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is *(Rebecca Park, Category Manager, 0141 618 5346, and rebecca.park@renfrewshire.gov.uk)*

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