

**To:** Finance, Resources and Customer Services Policy Board

**On:** 4 September 2019

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**Report by:** The Chief Executive

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**Heading:** Contract Award: Paisley Town Centre Public Realm Design Works – Multi Disciplinary Design Team

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## 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 Contract for the Paisley Town Centre Public Realm Design Works – Multi Disciplinary Design Team (RC-CPU-19-059) to Ironside Farrar Limited.
  - 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Open Procedure of the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders relating to Contracts.
  - 1.3 A Contract Strategy was approved by the Head of Regeneration and the Strategic Commercial & Category Manager on 14 June 2019.
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## 2. **Recommendations**

It is recommended that the Finance, Resources and Customer Services Policy Board authorise the Head of Corporate Governance to:

- 2.1 award a Contract for the Paisley Town Centre Public Realm Design Works – Multi Disciplinary Design Team (RC-CPU-19-059) to Ironside Farrar Limited;
  - 2.2 authorise the award of the Contract in the Sum of £299,040.00 excluding VAT;
  - 2.3 authorise the use of a potential contingency allowance (where required) of an additional 10% excluding VAT in addition to the sum detailed in 2.2 above;
  - 2.4 note that the contract period is anticipated to be 35 months with the start date anticipated to be 4<sup>th</sup> October 2019 but will be confirmed in the letter of award. The estimated completion date is during September 2022;
  - 2.5 note that the award of this Contract is subject to the provision of Collateral Warranties as indicated within the tender documentation.
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### 3. **Background**

- 3.1 In September 2018, Leadership Board approved several investment projects to secure the legacy from the UK City of Culture bidding process. The main objectives of the proposed public realm improvement projects are for County Square to provide a more attractive destination gateway to the Town Centre and a more flexible event space. At Abbey Quarter, the aspiration is to provide a more flexible, accessible and attractive space for events and for town centre users to spend time in, whether planned or spontaneous, throughout the year and to complement the investment in Paisley Town Hall. To support delivery of the project, an (architect-led) multi-disciplinary design team is required to be appointed. The multi-disciplinary design team includes the (lead) architect, civil engineer, principal designer, conservation specialist, BIM manager, external lighting engineer and contract administrator
- 3.2 For the procurement of the Contract, an Open Procedure was adopted. The Contract was procured as an above EU Threshold Services Contract in accordance with the Open Procedure under the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders Relating to Contracts.
- 3.3 A contract notice for this project was dispatched via the Public Contracts Scotland advertising portal on Wednesday 12 June 2019 with the notice published by the Official Journal of the European Union

(OJEU) on Friday 14 June 2019. The Invitation to Tender documentation (ITT) was available for download from the Public Contracts Scotland – Tender platform from the date of publication in OJEU (14 June 2019).

3.4 During the tendering period, fifty-three (53) organisations expressed an interest in the Contract. By the closing date set for submissions, 12 noon on Monday 15 July 2019, seven (7) tender submissions had been received.

3.5 All seven (7) tender submissions were each evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from the Council's Corporate Procurement Unit. All seven (7) tender submissions satisfied the Council's minimum requirements within the ESPD selection criteria.

3.6 All seven (7) tender submissions were then evaluated against the published Award Criteria based on a weighting of 60% Quality and 40% Price. The scores relative to the Award Criteria of the bidders are noted below:

		<b>Quality 60%</b>	<b>Price 40%</b>	<b>Total 100%</b>
<b>1</b>	<b>Ironside Farrar Limited</b>	46.26	40	<b>86.26</b>
<b>2</b>	<b>Austin-Smith:Lord LLP</b>	36.63	38.23	<b>74.86</b>
<b>3</b>	<b>LDA Design Consulting Ltd</b>	42.01	25.72	<b>67.73</b>
<b>4</b>	<b>Optimised Environments Limited</b>	34.63	30.76	<b>65.39</b>
<b>5</b>	<b>AECOM Limited</b>	32	28.52	<b>60.52</b>
<b>6</b>	<b>GROSS. MAX. Ltd.</b>	29.38	28.62	<b>58</b>
<b>7</b>	<b>Land Use Consultants Limited (LUC)</b>	31.63	24.51	<b>56.14</b>

- 3.7 The evaluation of tender submissions received identified that the submission by Ironside Farrar Limited was the most economically advantageous tender submission.
- 3.8 The Council approved the investment in Town Centre Public Realm on 27 September 2017 and the costs for this project remain within budget and will be funded from existing approved resources.
- 3.9 A mandatory minimum of 50 Community Benefit Points were sought as part of this Contract. Ironside Farrar Limited committed 50 CBP against the following activities:

Community Benefit Description	No of People / Activity
Graduate	1
Work Experience Placement for an individual aged 16+ years of age	1
Work Experience Placement for an individual aged 14 to 16 years of age	1
Industry Awareness Events <ul style="list-style-type: none"> <li>• Schools</li> <li>• Invest in Renfrewshire – Employability</li> <li>• Further Education</li> </ul>	1
Business advice / support to an SME / Social Enterprise / Voluntary organisation	1

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## Implications of the Report

1. **Financial** – The financial status of Ironside Farrar Limited was assessed by undertaking a Dun and Bradstreet evaluation and it confirmed that the company satisfied the Council's requirements in relation to financial stability.
2. **HR & Organisational Development** – No TUPE implications.
3. **Community/Council Planning**
  - Our Renfrewshire is fair – Bidders were assessed within this procurement process regarding their approach to ensuring fair working practices throughout their organisation and supply chain i.e. payment of the living wage, training and development opportunities etc.

- Creating a sustainable Renfrewshire for all to enjoy – Ironside Farrar Limited has committed to deliver the Community Benefits detailed in section 3.9 of this report.
4. **Legal** – The procurement of this Service Contract was conducted in accordance with the Open Procedure of the Public Contracts (Scotland) Regulations 2015 and Council's Contract Standing Orders relating to Contracts for above EU Services contracts.
  5. **Property/Assets** – The project will bring together the Abbey Quarter area as one coherent high-quality public realm space, reconnecting people with place, natural assets and cultural heritage and will transform County Square into a seamless, high quality space that is flexible and adaptable to the always varying needs albeit resilient to the changes in social fabric, the economy and the environment as well as accessible and safe for the users.
  6. **Information Technology** – No Information Technology implications are anticipated.
  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 individual's human rights have been identified arising from the recommendations contained in the report because for example it 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** – Ironside Farrar Limited's health and safety credentials were evaluated by Corporate Health & Safety and met the Council's minimum requirements.
  9. **Procurement** – The procurement procedures outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
  10. **Risk** – Ironside Farrar Limited's insurances have been assessed and evaluated and confirm that they will meet the minimum requirements regarding insurable risk.
  11. **Privacy Impact** – No Privacy Impact implications have been identified or are anticipated.

12. **Cosla Policy Position** – No Cosla Policy Position implications have arisen or are anticipated.
13. **Climate Risk - None**
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#### **List of Background Papers**

- (a) Report to Leadership Board: 18 September 2018, "Cultural Regeneration - Legacy Programme Update"
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