

To: Finance, Resources and Customer Services Policy Board

On: 23rd November 2023

Report by: The Director of Finance and Resources and the Director of Environment, Housing and Infrastructure

Heading: Bishopton Primary Classroom Block (RC-CPU-23-161)

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 Works Contract for the Bishopton Primary Classroom Block to City Gate Construction (Scotland) Limited.
 - 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Council's Standing Orders relating to Contracts June 2023 for a below Regulated (Works) Contract using the Open Procedure.
 - 1.3 The Contract Strategy was approved by the Interim Corporate Procurement Manager and the Head of Facilities and Property Services in September 2023.
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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 a Contract for the Bishopton Primary Classroom Block (RC-CPU-23-161) to City Gate Construction (Scotland) Limited;

- (b) Authorise a Contract Sum of £593,974.15 excluding VAT;
 - (c) Authorise a contract where the proposed Date of Possession of the Site is 29 January 2024 and the Date for Completion of the Works is 24 weeks from the Date of Possession of the Site. Any changes to these dates will be confirmed in the Council's Letter of Acceptance.
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3. **Background**

- 3.1 Renfrewshire Council requires a competent and suitably experienced Contractor for a full turnkey solution to design and construct on site, a new permanent building to accommodate 2 Primary Classrooms and associated cloakroom, storage and toilet facilities for pupils and staff. Services to the new building are to be linked to the existing main school building. Works also include all associated civils and utilities works and installation of external learning canopies. The new building will replace an existing modular classroom block at the same location within the school playground, which is to be demolished.
- 3.2 To initiate this procurement process, a Contract Notice was published on the Public Contracts Scotland advertising portal on 20 September 2023 with the tender documentation available for downloading from the Public Contract Scotland – Tender portal from the same date.
- 3.3 During the live tender period, 14 organisations expressed an interest in the tender. By the closing date set for the return of electronic tender submissions, 12 noon 8 November 2023, 3 organisations had submitted a response, 7 organisations declined to respond, and 4 organisations failed to respond.
- 3.4 In accordance with the Council's Standing Orders relating to Contracts June 2023 standing order 11.5, Tenderers were required to complete a Single Procurement Document (Scotland) (SPD(Scotland)) to be submitted with their submission. All three tender submissions were evaluated against a pre-determined set of criteria in the form of the SPD (Scotland) by representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety.
- 3.5 All three tender submissions complied with the minimum criteria within the SPD. The three tender submissions were each evaluated against the Award Criteria of 60% Quality and 40% Price.

- 3.6 The scores relative to the Award Criteria for each of the three submissions are noted below:

	Price (40%)	Quality (60%)	Total (100%)
City Gate Construction (Scotland) Limited	40.00%	47.50%	87.50%
Fleming Buildings Limited	32.74%	50.50%	83.24%
SKW Construction Ltd	37.32%	41.00%	78.32%

- 3.7 The Council is satisfied that the Tender Submission by City Gate Construction (Scotland) Limited is the most economically advantageous tender.
- 3.8 The form of Contract is SBCC Design and Build Contract for use in Scotland, as supplemented and amended by the Council Employer's Amendments.
- 3.9 Community Benefits were sought from Tenderers as part of the tender process and City Gate Construction (Scotland) Limited has committed to delivering the following community benefits:

Community Benefit Description	No of People / Activity
Job for unemployed from Priority Group	1
Work Experience Placements for 16years +	2

Implications of the Report

1. **Financial** - The financial and economic standing of the recommended bidder has been assessed as part of the tender selection criteria, which City Gate Construction (Scotland) Limited passed. The cost for these works will be met by the Capital Lifecycle Maintenance budget.
2. **HR & Organisational Development** – None directly arising from this report

3. **Community/Council Planning –**

- **Place** – working together to enhance wellbeing across communities – Bishopton Primary Classroom Block will ensure a suitable and safe learning environment for the pupils.
- **Economy** – building an inclusive, green and resilient economy (matching people, skills and opportunities) - Community Benefits contribute to creating sustainable employment opportunities for people who live in Renfrewshire and encourage growth of businesses already operating ensuring that all people can benefit from the inclusive growth in Renfrewshire.
- **Fair** – nurturing bright, happy and healthy futures for all - Working with a range of partners to support the improved health and wellbeing of our citizens and reducing inequalities in Renfrewshire, focusing on supporting our communities through the cost-of-living crisis with dignity and empowering people to live fulfilled lives. Tenderers were assessed within the procurement process regarding their approach to Fair Work First throughout their organisation and supply chain i.e. payment of the living
- **Green** - leading Renfrewshire to Net Zero
- **Living our values** – making a difference together – City Gate Construction (Scotland) Limited has committed to deliver Community Benefits as set out within 3.9 of this report.

4. **Legal** – The Procurement of this Contract was conducted as a below Regulated (Works) contract using an Open Procedure in accordance with the Council's Standing Orders relating to Contracts June 2023.

5. **Property/Assets** – The work will result in a replacement classroom block within Bishopton Primary School and the demolition of the existing modular block..

6. **Information Technology** – None directly arising from this report.

7. **Equality & Human Rights** -

- (a) 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.

- (b) 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** – City Gate Construction (Scotland) Limited's health and safety credentials were evaluated by Corporate Health and Safety, and met the Council's requirements regarding health and safety.
9. **Procurement** – The procurement procedures outlined within this report ensures that the Council meets its statutory requirements in respect of procurement procedures, efficiency, and modern government.
10. **Risk** - City Gate Construction (Scotland) Limited's insurances have been evaluated by Corporate Risk, and City Gate Construction (Scotland) Limited commits to obtain insurances which meet requirements regarding insurable risk prior to contract award.
11. **Privacy Impact** – None directly arising from this report.
12. **Cosla Policy Position** – None directly arising from this report.
13. **Climate Risk** – The level of impact associated with provision of these works has been assessed using the Scottish Government Sustainability Test.

List of Background Papers

- (a) None

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