

To: Finance, Resources and Customer Services Policy Board

On: 30th March 2022

Report by: Joint Report by the Chief Executive and the Director of Finance and Resources

Heading: Contract Award: Paisley Grammar School Community Campus – Quantity Surveyor (RC-CPU-21-276)

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 Paisley Grammar School Community Campus – Quantity Surveyor (RC-CPU-21-276) (“Contact”) to Faithful+Gould Limited.
 - 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Open Procedure in accordance with the Public Contracts (Scotland) Regulations 2015 and the Council’s Standing Orders Relating to Contracts.
 - 1.3 A Contract Strategy addendum was approved by the Strategic Commercial, Procurement Manager and the Head of Property Services in November 2021, this was to amend and update the approved Contract Strategy for this requirement from September 2021.
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2. Recommendations

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 Paisley Grammar School Community Campus – Quantity Surveyor (RC-CPU-21-276) to Faithful+Gould Limited;
 - (b) Authorise the Fee Schedule Sum of £201,090.00 excluding VAT for this Contract including the authorisation of a 25% contingency to be added to cover for unforeseen circumstances;
 - (c) Note the contract is anticipated to commence on 2 May 2022. The actual commencement date will be confirmed in the Council's Letter of Acceptance to Faithful+Gould Limited. The contract will run throughout the design and construction phase of the project and come to an end one year after practical completion of the building contract which is anticipated to be 17 December 2026
 - (d) Note that this Contract requires the provision of Collateral Warranties as indicated within the tender documentation.
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3. **Background**

3.1 The new Paisley Grammar School Community Campus ("PGSCC") will accommodate a roll of circa 1200 pupils and will benefit from a community café and community space. The project is being part funded by the Scottish Futures Trust (SFT) within the Stage 2 Learning Estate Investment Programme (LEIP). The project will be managed by an in-house Project Management Team, who may be supported by an external Project Manager at key milestones and will be assisted by a Multi-Disciplinary Design Team (MDDT), Quantity Surveyor, Building Information Modelling (BIM) Manager, Principal Designer and Passivhaus Certifier disciplines procured via an appropriate procurement route.

3.2 This procurement is for the appointment of a Quantity Surveyor for the Paisley Grammar Community Campus project.

Renfrewshire Council require to replace the existing Paisley Grammar School and wish to integrate the school with both the local community and enterprise organisations to form a new Paisley Grammar School Community Campus.

The appointed Quantity Surveyor will join Renfrewshire Council's team for the development of a new Passivhaus Secondary School in line with the SFT LEIP requirements. The Quantity Surveyor will join this team

during the pre-construction phase at RIBA Stage 0: Strategic Definition.

- 3.3 The School will be constructed on a site which has been acquired by the Council and which was part of the former Chivas Brothers bottling plant at 111-113 Renfrew Road, Paisley, PA3 4DY.
- 3.4 The Contract has bespoke Terms of Appointment.
- 3.5 For the procurement of this Contract, a contract notice was published via Public Contracts Scotland advertising portal to the Find a Tender Service (“FTS”) on 28 January 2022 with the tender documentation available for download from the Public Contracts Scotland-Tender platform on this date once published on FTS.
- 3.6 During the live tender period, seventeen (17) organisations expressed an interest in the Contract. By the closing time and date set for return of electronic tender submissions, 10:00 hrs on 28 February 2022, seven (7) organisations submitted a tender response, three (3) declined to respond and ten (10) did not submit a response.
- 3.7 Tenderers were required to complete a Single Procurement Document (SPD) to be submitted with their tender submission in accordance with Regulation 60 of the Public Contracts (Scotland) Regulations 2015. The seven (7) tender submissions received contained a completed SPD which was evaluated against a pre-determined set of criteria in the form of the SPD by representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health and Safety. The seven (7) tender submissions received complied with the minimum criteria of the SPD.
- 3.8 All seven (7) tender submissions progressed to evaluation against the award criteria weighting of 20% Price and 80% Quality.
- 3.9 The scores relative to the seven (7) tenderers are noted below:

Candidate	Price (20%)	Quality (80%)	Weighting
Faithful+Gould Limited	20.00%	79.10%	99.10%
Robinson Low Francis LLP	15.41%	76.35%	91.76%
Thomson Gray Limited	17.16%	74.60%	91.76%
Doig and Smith Ltd	18.24%	70.40%	88.64%

Gardiner & Theobald LLP	9.89%	77.60%	87.49%
ArcadisConsulting (UK) Limited	10.32%	77.00%	87.32%
Turner & Townsend Ltd	11.59%	71.20%	82.79%

3.10 The evaluation of tender submissions received identified that the submission by Faithful+Gould Limited was the most economically advantageous tender.

3.11 Community benefits were requested as part of this procurement process and Faithful+Gould Limited confirmed that the following community benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
Work Experience Placement for an individual 16+ years of age	1
Work Experience Placement for an individual aged 14 to 16 years of age	2
Industry Awareness Events	1
Industry Skill Transfer to Schools	1
Financial Support for a Community Project	1

Implications of the Report

1. **Financial** - No financial implications have arisen or are anticipated. Financial and Economic Standing have been assessed as part of the tender selection criteria – which Faithful+Gould Limited passed. The project will be part funded by the Scottish Futures Trust (SFT) within the Stage 2 Learning Estate Investment Programme (LEIP).
2. **HR & Organisational Development** - - No HR & Organisational Development implications have arisen or are anticipated.
3. **Community/Council Planning** –

- *Our Renfrewshire is fair* - Tenderers were assessed within Award Criteria 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.
- *Reshaping our place, our economy and our future* - The work from the design to the main works will create many employment opportunities across Renfrewshire. The Community Campus itself will redevelop an empty space and it will provide a base for learning and development for current and future generations.
- *Building strong, safe and resilient communities* - The new Paisley Grammar is not just a school, but a Community Campus a place that provides space for those in Community, a place of safety and security that will help nurture and bring communities together.
- *Tackling inequality, ensuring opportunities for all* - This project and the objectives and work that will be achieved has the power to tackle the inequalities that exist here in Renfrewshire throughout all communities. It has the ability to deliver opportunities for all this could be through Community Benefits and the wider work of the project.
- *Creating a sustainable Renfrewshire for all to enjoy* - In the design, the main works and the final outcome of the new Paisley Grammar School Community Campus it will provide a fresh new learning base for over a thousand young people. It will give back to the communities that it serves a new community space to be utilised and it will create a sustainable energy efficient place for all to enjoy and be part of.
- *Working together to improve outcomes* - The new Paisley Grammar School Community Campus will improve many outcomes throughout its lifetime. This will be through the strengthening of the partnership working between school and community. Providing good quality services and improving new ICT developments and opportunities.

4. **Legal** - The procurement of this Contract was conducted as an above GPA Threshold (Services Contract) using the Open Procedure in accordance with the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders Relating to Contracts.

5. **Property/Assets** - The Council identified the construction of a new Paisley Grammar Community Campus as its learning estate investment priority in May 2019 and the purpose of this project is to inform the design of environmentally and economically sustainable buildings. The Council's investment in its learning estate offers the opportunity for a

place-based approach to local outcomes. integrating local services to support communities.

6. **Information Technology** - No IT implications have arisen or 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 individuals' 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** - Faithful+Gould Limited health and safety credentials 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 ensures that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern government.
10. **Risk** - Faithful+Gould Limited insurances were assessed and evaluated to confirm that they meet the minimum requirements regarding insurable risk..
11. **Privacy Impact** - No Privacy implications have been identified or are anticipated.
12. **Cosla Policy Position** – No COSLA Policy Position implications have arisen or are anticipated.
13. **Climate Risk** – The level of impact associated with provision of the service has been assessed using the Scottish Government Sustainability Test and is considered to be low to no risk.

List of Background Papers

- (a) None
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