

To: Finance, Resources and Customer Services Policy Board

On: 30th March 2022

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

Heading: Contract Award: Paisley Grammar School Community Campus – Multi Disciplinary Design Team (RC-CPU-21-153)

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 Paisley Grammar School Community Campus – Multi Disciplinary Design Team (RC-CPU-21-153)(the “ Contract”) to Ryder Architecture Limited.
 - 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Competitive Procedure with Negotiation (CPN) under 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 and Procurement Manager and the Head of Property Services on 24th November 2021, this was to amend and update the Contract Strategy approved on 7th 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 – Multi Disciplinary Design Team (RC-CPU-21-153) to Ryder Architecture Limited;
- (b) Authorise the Fee of £2,827,228.00 excluding VAT for this Contract including the authorisation of a 25% contingency to be added to cover for unforeseen circumstances;
- (c) Note the contract period of five (5) years, starting 25th April 2022 until 24th June 2027. The actual starting date will be confirmed in the Council's Letter of Acceptance to Ryder Architecture Limited;
- (d) Note that this Contract requires the provision of Collateral Warranties and Sub Consultant Collateral Warranties as indicated within the tender documentation.

3. **Background**

3.1 This procurement is for the appointment of a Multi-Disciplinary Design Team for the Paisley Grammar School Community Campus project ("PGSCC").

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

This Contract is for the appointment of an Architect led Multi-Disciplinary Design Team ("MDDT") to deliver services from Stage 0-7 (inclusive) in accordance with the RIBA 2020 Plan of Work.

3.2 The 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, Quantity Surveyor, Building Information Modelling (BIM) Manager, Principal Designer and Passivhaus Certifier disciplines procured via an appropriate procurement route.

3.2 The School will be constructed on a site which has been acquired by the Council and which formed part of the former Chivas Brothers bottling plant at 111-113 Renfrew Road, Paisley, PA3 4DY.

3.3 The appointed MDDT will be novated to the appointed Principal Contractor, at the end of RIBA stage 4: Technical Design. A Principal Contractor is being procured for the PGSCC Project and the estimated date of the Principal Contractor award is late June 2022.

The appointed MDDT is required to participate in early contractor engagement with the appointed Principal Contractor and it is anticipated that the Principal Contractor shall be appointed no later than the commencement of RIBA Stage 2.

3.4 The Contract has bespoke Terms of Appointment.

3.5 The CPN process that was adopted was mapped by the following stages;

- Stage 1 (Invitation to Participate - Selection);
- Stage 2 (Invitation to Tender – Initial ITT);
- Stage 3 (Negotiation);
- Stage 4 (Final Tender - Award).

The Council reserved the right to award at the end of Stage 2 if a fully compliant offer was received, without the requirement to proceed to stages 3 and 4.

3.6 Stage 1 of this process was open to all interested bidders, who met the minimum criteria set out in the Invitation to Participate - Selection. The contract notice was published on the Find a Tender and Public Contracts Scotland websites on 7th September 2021 with the Invitation to Participate documents available for download from the Public Contracts Scotland – Tender portal on the same date.

3.7 During Stage 1, sixty-five (65) companies expressed an interest in the Contract. By the closing date set for Stage 1 submissions, 12 noon on 20th October 2021, twelve (12) Candidates had submitted a request to participate (RTP).

3.8 The 12 RTPs were each evaluated against a pre-determined set of criteria in the form of the Single Procurement Document (SPD) Scotland by representatives from the Council's Corporate Procurement Unit and Property Services.

All twelve (12) Candidates satisfied the Council's minimum requirements within the SPD selection criteria.

3.9 As part of the selection process, and to reduce the number of otherwise qualified Candidates, in accordance with the Invitation to Participate, Candidates had to respond to questions relating to previous

experience, technical capacity and capability with projects similar in nature, scope and scale to this Contract. In addition, Candidates also had to achieve a technical score of 70% to be considered for Stage 2.

3.10 A panel of representatives from the Council's Property Services team and representatives from an external consultant, Brown and Wallace, assessed each of the twelve (12) Candidate responses to the questions and the five (5) highest scoring Candidates were selected to proceed to Stage 2 (Invitation to Tender – Initial ITT).

The Contract Notice for this procurement indicated the Council's intention to reduce the number of candidates to five (5) who would be selected to Stage 2 initial tender. However, the Council reserved the right to invite less than 5 Candidates to tender if it did not receive 5 RTPs which met the minimum requirements.

3.11 The selection score for each Candidate within Stage 1 – RTP is noted below:

Candidate	Weighting	Technical Rank
JMArchitects Limited	93.00%	1
A consortium led by Ryder Architecture Limited*	92.00%	2
AHR Architects Limited	89.00%	3
Holmes Miller Ltd	89.00%	3
NORR Consultants Limited	89.00%	3
Architype Limited	87.00%	6
Stallan Brand Architecture + Design Limited	85.00%	7
Building Design Partnership Limited	84.00%	8
Sheppard Robson Limited	83.00%	9
Atkins Limited	78.00%	10
Scott Brownrigg Limited	77.00%	11
Halliday Fraser Munro Limited	74.00%	12

3.12 The top 5 ranked Candidates from Stage 1 were invited by invitation issued on 25th November 2021 via the Public Contracts Scotland – Tender portal to submit an initial tender for Stage 2. By the closing date and time set for return, 2pm on 23rd December 2021, all five (5) Candidates (now defined as Tenderers) had each submitted an initial tender.

3.13 The tenders received were assessed against the published Award Criteria based on weightings of 20% price and 80% Quality. These

were assessed by an evaluation panel consisting of the Council's Property Services team and the Corporate Procurement Unit. The Tenderer scores relative to the Award Criteria are detailed in the table below:

Tenderer	Price Score	Quality Score	Total score
A consortium led by Ryder Architecture Limited*	17.98%	75.40%	93.38%
Holmes Miller Ltd	15.96%	71.90%	87.86%
JMArchitects Limited	18.43%	69.30%	87.73%
NORR Consultants Limited	18.57%	68.45%	87.02%
AHR Architects Limited	15.79%	68.50%	84.29%

*Other members of the consortium; Jennings Aldas (2019) Ltd t/a Aldas, Atelier Ten (Scotland) Ltd, EnviroCentre Limited, Robin Mackenzie Partnership, Rybka Ltd, Space Zero (North) Ltd, Woolgar Hunter

- 3.14 The Council had an option with the Competitive Procedure with Negotiation to proceed to further stages (Stage 3 and Stage 4), it was agreed by the project team that it was not necessary to take up these options as tenders received were within budget and all tenders met the minimum requirements as set out within the Invitation to Tender Documents. In the Stage 2 Invitation to Tender, the Council had reserved the right not to utilise these stages.
- 3.15 The Council is satisfied that the Tender Submission from Ryder Architecture Limited is the most economically advantageous tender submission.
- 3.16 A Consortium Guarantee will require to be provided by all members of the Consortium bid before the Contract is awarded.
- 3.17 Mandatory Community Benefits were included as a condition of this contract which a consortium led by Ryder Architecture Limited confirmed they would adhere to. The commitment was to deliver 4 Graduate positions.

In addition to the mandatory Community Benefits requested, a consortium led by Ryder Architecture Limited confirmed in their offer that the following Community Benefits would also be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
Modern Apprenticeship	1
Work Experience Placement for an individual 16+ years of age	6
Work Experience Placement for an individual in full time education	6
Business advice/support to a local SME /Social Enterprise/ Voluntary organisation	3
Commitment to ensure that supply chain opportunities are prioritised for Renfrewshire based businesses	1
Industry Awareness Events	3
Industry Skill Transfer to Schools.	3
Non financial support for a Social Enterprise or other approved community initiative	3

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 Ryder Architecture Limited and all consortia members 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 has been conducted in accordance with the Competitive Procedure with Negotiation under 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** – Ryder Architecture Limited and all consortia members 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** – Ryder Architecture Limited and all consortia members insurances have been assessed and evaluated to confirm that they have met 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** - The level of impact associated with provision of these works has been assessed using the Scottish Government Sustainability Test and is considered to be low risk. The Contract required mandated community benefits in line with the SFT funding requirements. Additional community benefits were offered detailed in 1.18 above.

List of Background Papers

- (a) None

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