

To: Finance, Resources and Customer Services Policy Board

On: 28 March 2018

Report by: The Chief Executive and the Acting Director of Development and Housing Services

Heading: Contract Award: Paisley Museum Reimagined Project – Quantity Surveyor (RC-CPU-17-074)

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 Museum Re-imagined Project – Quantity Surveyor (RC-CPU-17-074) to Gardiner & Theobald LLP.
- 1.2 The recommendation to award the Contract follows a procurement exercise which was conducted in accordance with the Restricted 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 Strategic Procurement Manager and the Acting Director of Development and Housing Services on 22 January 2018.

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 Paisley Museum Project – Quantity Surveyor (RC-CPU-17-074) to Gardiner & Theobald LLP;
 - (b) authorise the award a Contract in the Sum of £258,000.00 excluding VAT and;
 - (c) note the total contract period is anticipated to be 265 weeks (though this may be extended in line with any extension to the build period) with the starting date scheduled to be on 30 April 2018 with the estimated completion date of 26 May 2023. Timescales and dates will be confirmed in the Council's Letter of Acceptance to Gardiner & Theobald LLP.
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3. Background

- 3.1 The Paisley Museum is a Category A listed building and currently houses the Paisley Central Library in addition to the main museum space. The Council has a proposal to refurbish and extend the Paisley Museum and as part of this project a Quantity Surveyor is required.
- 3.2 A two-stage Restricted Procedure was undertaken for the requirements of this Contract. The contract notice was published in the Official Journal of the European Union and Public Contract Scotland advertising portal on 12 December 2017 with the invitation to participate documents available for download from the Public Contracts Scotland – Tender portal.

- 3.3 During the invitation to participate stage (ITP) (stage 1), twenty two (22) companies expressed an interest. By the tender return date, 19 January 2018, six (6) companies submitted a request to participate (RTP).
- 3.4 All six (6) RTP submissions were evaluated against a set of pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from Renfrewshire Leisure and the Council's Corporate Procurement Unit. All six (6) RTP submissions satisfied the Council's minimum requirements within the ESPD selection criteria.
- 3.5 As part of the selection process and to reduce the number of candidates in accordance with the Public Contracts (Scotland) Regulations 2015 Regulation 66, candidates had to respond to five (5) questions about their previous experience in context of their application to provide Quantity Surveying services as part of the redesign and refurbishment of the Paisley Museum.
- 3.6 Following evaluation by a panel formed of employees from Renfrewshire Leisure Ltd and Renfrewshire Council of the responses to those six (6) questions from each of the six (6) RTP submissions, the top five (5) candidates were selected for Stage 2 (Award Stage). The selection score for each Candidate within the RTP Stage 1 is noted below:

		Selection (100%)
1	Gardiner & Theobald LLP	60.50%
2	Turner & Townsend Cost Management Limited	51.00%
3	Capita Property & Infrastructure Limited	48.00%
4	AECOM Limited	45.00%

5	Currie & Brown UK Limited	42.00%
6	Doig and Smith Limited	38.00%

3.7 The Invitation to Tender (stage 2) documentation was made available to download via the Public Contract Scotland – Tender portal on 06 February 2018. By the closing date, 05 March 2018, all five (5) of the companies submitted a response.

3.8 All 5 tender submissions were evaluated against the published award criteria, based on a weighting of 70% Quality and 30% Price. The scores relative to the Award Criteria of the tenderers are noted below:

		Quality (70%)	Price (30%)	Total (100%)
1	Gardiner & Theobald LLP	59.00	30.00	89.00
2	Turner & Townsend Cost Management Ltd	49.45	26.03	75.48
3	Currie & Brown UK Limited	40.00	28.42	68.42
4	Capita Property & Infrastructure Limited	44.45	18.55	63.00
5	AECOM Limited	40.45	19.39	59.84

3.9 The evaluation of tender submissions received identified that the submission by Gardiner & Theobald LLP was the most economically advantageous tender submission.

3.10 A capital budget of £400,000.00 was made available for this contract. Based on the tender submitted by Gardiner & Theobald LLP this represents a non-cashable saving of £142,000.00

3.11 Community Benefits were sought as part of this contract, Gardiner & Theobald LLP have committed to the following under this Contract:

Community Benefit Description	No of People / Activity
Work Experience Placements (16+ years of age)	2
Further Education Visits	2
Work Experience Placements (14 - 16 years of age)	2
School Visits	2
Careers Event	1
Mentoring / business support for a third sector organisation	2
Non-financial support for a Community Project	2

Implications of the Report

1. Financial

The financial status of Gardiner & Theobald LLP 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 –Tenderers were assessed within this procurement process in regards to 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 – As the signature project of Paisley's regeneration, the strategic aims and outcomes of the Paisley Museum Reimagined Project are to deliver a visitor experience of international quality which promotes cultural tourism, restores civic pride and re-establishes Paisley's profile as a creative, innovative and radical place with the Museum at its heart.

- Creating a sustainable Renfrewshire for all to enjoy – Gardiner & Theobald LLP has committed to deliver a number of Community Benefits as detailed within section 3.11 of this report.

4. **Legal**

The procurement of this Services Contract was conducted in accordance with the Restricted Procedure of the Public Contracts (Scotland) Regulations 2015 and Council's Standing Orders relating to Contracts.

5. **Property/Assets**

The contract award will be fundamental to the full renovation and restoration of the existing Grade-A Paisley Museum and Library building, the Coats Observatory, Transit House, the Grade C-listed Observatory House, Philosophical Society Buildings together with the provision of a new-build extension and landscaped garden.

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 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**

Gardiner & Theobald LLP's 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 procedures outline within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10. **Risk**

Gardiner & Theobald LLP 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.

List of Background Papers

- (a) *Report to Economy and Jobs Policy Board, 11 November 2015, Regeneration of Paisley Town Centre - Paisley Museum.*
- (b) *Report to Leadership Board, 8 June 2016, The Regeneration of Paisley Town Centre – Paisley Museum Project.*
- (c) *The Paisley Museum: Vision and Masterplan, and Outline Business Case prepared by Metaphor and BOP Consulting.*
- (d) *Report to Leadership Board, 30 November 2016, The Regeneration of Paisley Town Centre – Paisley Museum Project*
- (e) *Report Leadership Board, 20 June 2017, The Regeneration of Paisley Town Centre – Paisley Museum Project*
- (f) *Report to Council, 28 September 2017, Paisley Museum Project*

Author: Joanna Lindsay, Senior Procurement Specialist, Corporate
Procurement Unit, Tel: 0141 618 6906

Endorsed by: Laura Gillan, Strategic Commercial Category Manager, Corporate
Procurement Unit, Tel: 0141 618 7464