

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

**On:** 28 March 2018

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

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**Heading:** Contract Award: Paisley Museum Reimagined Project – Multi-Disciplinary Design Team (RC-OC-17-073)

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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 Museum Reimagined Project – Multi-Disciplinary Design Team (RC-OC-17-073) to Amanda Leveté Architects Limited (AL\_A).
- 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 Acting Director of Development and Housing Services and the Strategic Procurement Manager on 22 January 2018.
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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 Paisley Museum Reimagined Project – (architect-led) Multi-Disciplinary Design Team (RC-OC-17-073) to Amanda Levete Architects Limited;
- (b) authorise the award of the Contract in the Sum of £2,598,349.00 excluding VAT; and
- (c) note that the total contract period is anticipated to be 263 weeks (though this may be extended in line with any extension to the build period) with the starting date scheduled to be on 08 May 2018 with the estimated completion date of 26 May 2023. Timescales and dates will be confirmed in the Council's Letter of Acceptance to Amanda Levete Architects Limited.

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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.

As part of this project, an (architect-led) multi-disciplinary design team is required to be appointed to enable the redesign and refurbishment of the museum campus. The multi-disciplinary team includes the (lead) architect, conservation architect, mechanical & electrical and structural engineers and a landscape architect.

3.2 The Contract was tendered as an above EU Threshold Services Contract in accordance with the Restricted Procedure under the Public Contracts (Scotland) Regulations 2015 and the Councils Standing Orders Relating to Contracts.

- 3.3 A contract notice for this Contract was dispatched via the Public Contracts Scotland advertising portal on 06 December 2017 with the notice published by the Official Journal of the European Union (OJEU) on 08 December 2017. The invitation to participate documentation (ITP) was available for downloading from the Public Contract Scotland – Tender platform from the date of publication in OJEU (8 December 2017).
- 3.4 During the ITP stage (Stage 1), one hundred and twenty eight (128) organisations expressed an interest in the Contract. By the closing date set for submissions, 12 noon on 17 January 2018, thirty-two (32) Candidates had submitted a request to participate (RTP).
- 3.5 The RTP submissions were 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 32 RTP submissions satisfied the Council's minimum requirements within the ESPD selection criteria.
- 3.6 Following the Restricted Procedure as part of the selection process at Stage 1 and to reduce the number of otherwise qualified Candidates in accordance with the Public Contracts (Scotland) Regulations 2015 Regulation 66, Candidates had to respond to six (6) questions about their previous experience in the context of their application to the redesign and refurbishment of Paisley Museum.
- 3.7 Following evaluation by a panel formed of employees from Renfrewshire Leisure Ltd of the responses to those six (6) questions from each of the thirty two (32) RTP submissions, the top seven (7) Candidates were selected for Stage 2 (Award Stage). The contract notice anticipated a minimum of 5 and maximum of 6 Candidates would be taken forward to Stage 2 (Award Stage) however it also reserved the right to invite more

than 6 Candidates and due to the narrow margin between the 6<sup>th</sup> and 7<sup>th</sup> ranked Candidates, the Council elected to invite the top 7 to participate in Stage 2. The selection score for each Candidate within the RTP Stage 1 is noted below:

		<b>selection (100%)</b>
<b>1</b>	<b>Amanda Levet Architects Limited</b>	90.00%
<b>2</b>	<b>Wilkinson Eyre Architects Limited</b>	85.00%
<b>3</b>	<b>Francis-Jones Morehen Thorp Limited</b>	77.50%
<b>4</b>	<b>Zaha Hadid Limited</b>	73.00%
<b>5</b>	<b>MICA Architects Limited</b>	70.50%
<b>6</b>	<b>MUMA LLP</b>	68.50%
<b>7</b>	<b>Richard Murphy Architects Limited</b>	67.50%
<b>8</b>	<b>Gareth Hoskins Architects Limited</b>	62.50%
<b>9</b>	<b>John McAslan + Partners Limited</b>	61.50%
<b>10</b>	<b>Purcell Miller Tritton LLP</b>	55.00%
<b>11</b>	<b>Caruso St John Architects LLP</b>	53.00%
<b>12</b>	<b>Steven Holl Architect P.C</b>	51.50%
<b>13</b>	<b>Page \ Park Limited</b>	50.50%
<b>14</b>	<b>Simpson &amp; Brown Architects</b>	50.00%
<b>15</b>	<b>O'Donnell + Tuomey Limited</b>	49.00%
<b>16</b>	<b>LDN Architects LLP</b>	46.50%
<b>17</b>	<b>Hawkins Brown Architects LLP</b>	43.50%
<b>18</b>	<b>KAAN Architecten B.V.</b>	43.50%
<b>19</b>	<b>Reiach and Hall Limited</b>	42.00%
<b>20</b>	<b>BDP Limited</b>	39.00%
<b>21</b>	<b>Nieto Sobejano Arquitectos SLP</b>	36.00%
<b>22</b>	<b>Feilden Clegg Bradley Studios LLP</b>	33.50%

<b>23</b>	<b>Tony Fretton Architects Limited</b>	33.50%
<b>24</b>	<b>Lifschutz Davidson Sandilands Limited</b>	33.00%
<b>25</b>	<b>Robbrecht en Daem architecten bv ovv cvba</b>	33.00%
<b>26</b>	<b>Kengo Kuma &amp; Associates INC</b>	31.50%
<b>27</b>	<b>Groves-Raines Architects Limited</b>	30.00%
<b>28</b>	<b>Studio Seilern Architects Limited</b>	30.00%
<b>29</b>	<b>Studio Akkerhuis</b>	27.50%
<b>30</b>	<b>3DReid Limited</b>	26.50%
<b>31</b>	<b>AECOM Limited</b>	23.50%
<b>32</b>	<b>David Kohn Architects Limited</b>	22.50%

3.8 The Invitation to Tender (Stage 2) was made available for downloading by the seven (7) Candidates via the Public Contracts Scotland – Tender platform on 25 January 2018. By the closing date of 12 noon on 20 February 2018, seven (7) Candidates (then known as “Tenderers”) each submitted a tender submission.

3.9 The seven (7) tender submissions received were evaluated against the published award criteria based on an overall weighting of 80% Quality and 20% Price.

The emphasis was placed upon the quality element of the Award Criteria to ensure that the Council’s aspirations would be met by a creative team with suitable vision and proven capability to deliver major cultural projects. Accordingly, Tenderers were assessed against elements connected to the agreed vision of the project including;

- the ability to develop cultural tourism projects which will connect to the Paisley pattern and the town;
- to transform the perception of Paisley and its civic pride; and
- to re-establish Paisley’s profile as a creative, innovative, radical place which is prepared to think differently, with Paisley Museum at its heart to present a confident, outward-facing profile to the world.

3.10 The scores relative to the Award Criteria for each Tenderer is noted below:

		<b>Quality (80%)</b>	<b>Price (20%)</b>	<b>Total (100%)</b>
<b>1</b>	<b>Amanda Levette Architects Limited</b>	72.91%	12.86%	<b>85.77%</b>
<b>2</b>	<b>MICA Architects Limited</b>	50.05%	18.44%	<b>68.49%</b>
<b>3</b>	<b>Wilkinson Eyre Architects Limited</b>	41.50%	17.26%	<b>58.76%</b>
<b>4</b>	<b>Zaha Hadid Limited</b>	43.59%	13.33%	<b>56.92%</b>
<b>5</b>	<b>MUMA LLP</b>	40.25%	14.31%	<b>54.56%</b>
<b>6</b>	<b>Richard Murphy Architects Limited</b>	30.30%	20.00%	<b>50.30%</b>
<b>7</b>	<b>Francis-Jones Morehen Thorp Limited</b>	25.55%	16.52%	<b>42.07%</b>

3.11 The evaluation of tender submissions received identified that the submission by Amanda Levette Architects Limited was the most economically advantageous tender submission.

3.12 Community Benefits were requested as part of the procurement process and Amanda Levette Architects Limited advised within their tender submission that the following Community Benefits would be made available to the Council as part of the Contract:

<b>Community Benefit Description</b>	<b>No of People / Activity</b>
Further Education Visits	4
Work Experience Placements (14-16 years of age)	4
School Visits	4
Careers Event	4
Meet the Buyer Events	2
Non Financial Support for a Community Project	2

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## **Implications of the Report**

1. **Financial** –Amanda Levet Architects Limited satisfied the Council's requirements in relation to financial stability.
2. **HR & Organisational Development** – No TUPE implications have arisen or are anticipated.
3. **Community/Council Planning**
  - Our Renfrewshire is fair – Tenderers were assessed within this stage 2 of the 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 – Amanda Levet Architects Limited has committed to deliver a number of Community Benefits as detailed within section 3.12 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.

The resulting works will revitalise the Museum and associated buildings by repairing the building external and internal fabric, stitching together the campus and presenting the whole experience as a more considered, coherent and welcoming attraction.

6. **Information Technology** – No Information Technology 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** – Amanda Levet Architects Limited'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 outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10. **Risk** – Amanda Levet Architects Limited’s 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.
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### **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*
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