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Tender

Advanced Manufacturing Innovation District Scotland (AMIDS) Project Partner

Renfrewshire Council

F02: Contract notice

Notice identifier: 2022/S 000-005007

Procurement identifier (OCID): ocds-h6vhtk-02fc77

Published 22 February 2022, 5:14pm

Section I: Contracting authority

I.1) Name and addresses

Renfrewshire Council

Renfrewshire House, Cotton Street

Paisley

PA1 1JB

Contact

Rebecca Park

Email

citydeal@renfrewshire.gov.uk

Telephone

+44 3003000300

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.renfrewshire.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00400

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Advanced Manufacturing Innovation District Scotland (AMIDS) Project Partner

Reference number

RC-CPU-21-371

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

The Advanced Manufacturing and Innovation District Scotland (AMIDS) is situated in Renfrewshire and forms part of the Glasgow City Region. The AMIDS 52 Ha AMIDS core site is located adjacent to Glasgow International Airport with excellent rail and road connections, with further infrastructure investment currently underway in the surrounding area, including construction of the first ever opening road bridge over the River Clyde. AMIDS will be Scotland's home for manufacturing innovation and has already attracted innovation and research facilities, with the Medicines Manufacturing Innovation Centre (MMIC) and National Manufacturing Institute Scotland (NMIS) both recognising the opportunity. Construction of both NMIS and MMIC commenced on site in 2020, with both facilities aiming to be operational during 2022. It is currently anticipated that the land available as part of this procurement exercise will be in the region of 74 acres of land within the ownership of Renfrewshire Council (the "Council"). Planning permission in principle is in place, enabling a streamlined approach to future developments and de-risking the opportunity for potential investors.

In order to further the Council's aims, objectives and vision for AMIDS, the Council is seeking to procure an experienced private sector partner to form a long-term joint venture partnership with the Council in order to drive development of a 74 acre site at AMIDS and attract employers to the district. The Council is looking for the partner who is passionate about the opportunity AMIDS presents and who can bring their expertise to help identify and agree terms with suitable employers locating at AMIDS, finance and manage the development and delivery of user-specific buildings and manage the evolving district to ensure its quality and ambitions remain on target.

The Council's vision for AMIDS is that the development of AMIDS is designed to be an attractive, campus style business park setting for ambitious, manufacturing focused companies who will use best practice to ensure Scotland's manufacturing sector can be competitive on an international stage. AMIDS will help make Renfrewshire an economic powerhouse within Scotland's industrial heartland and will create wealth and opportunities for Renfrewshire, Glasgow City region and beyond. The design of AMIDS will encourage companies to collaborate with each other, tap into the expertise and knowledge base at some of Scotland's leading education providers and create competitive advantage

The joint venture will enter into a Pre-Development Services Contract with the Council. This Agreement will set out the terms upon which the joint venture will supply the required services to the Council in order to develop and deliver Phase 1A, Phase 1 and the remainder of the development of AMIDS.

Background information on the Project has been provided by the Council at the Scotland's Green Investment Portfolio Advanced Manufacturing Innovation District (AMIDS) held by the Council on 20 January 2022 and a recording of that information session is available via the following link: <https://youtu.be/qoH9tOnZ4bM>

Further details can be found in the SPD Information and Instructions for Bidders document and the Information Memorandum forming Appendix 1 of the SPD Information and Instructions for Bidders document contained in the Suppliers Attachment Area on the PCS-Tender system.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211360 - Urban development construction work
- 45211350 - Multi-functional buildings construction work

- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45213100 - Construction work for commercial buildings
- 45213200 - Construction work for warehouses and industrial buildings
- 45213220 - Construction work for warehouses
- 45213251 - Industrial units construction work
- 45213250 - Construction work for industrial buildings
- 45213312 - Car park building construction work
- 45213313 - Service-area building construction work
- 45214000 - Construction work for buildings relating to education and research
- 45214600 - Construction work for research buildings
- 45214610 - Laboratory building construction work
- 45214620 - Research and testing facilities construction work
- 45250000 - Construction works for plants, mining and manufacturing and for buildings relating to the oil and gas industry
- 45254000 - Construction work for mining and manufacturing
- 45254200 - Construction work for manufacturing plant
- 71000000 - Architectural, construction, engineering and inspection services
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70112000 - Development of non-residential real estate
- 70332000 - Non-residential property services
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 66122000 - Corporate finance and venture capital services

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Advanced Manufacturing and Innovation District, Renfrewshire

II.2.4) Description of the procurement

The Advanced Manufacturing Innovation District Scotland (AMIDS) is situated in Renfrewshire and forms part of the Glasgow City Region. The AMIDS core site is 52 Ha located adjacent to Glasgow International Airport with excellent rail and road connections, with further infrastructure investment currently underway in the surrounding area, including construction of the first ever opening road bridge over the River Clyde. AMIDS will be Scotland's home for manufacturing innovation and has already attracted innovation and research facilities, with the Medicines Manufacturing Innovation Centre (MMIC) and National Manufacturing Institute Scotland (NMIS) both recognising the opportunity. It is currently anticipated that the land available as part of this procurement exercise will be in the region of 74 acres of land within the ownership of Renfrewshire Council (the "Council"). Planning permission in principle is in place, enabling a streamlined approach to future developments and de-risking the opportunity for potential investors.

In order to further the Council's aims, objectives and vision for AMIDS, the Council is seeking to procure an experienced private sector partner to form a long-term joint venture partnership with the Council in order to drive development of a 74 acre site at AMIDS and attract employers to the district. The Council is looking for the partner who is passionate about the opportunity AMIDS presents and who can bring their expertise to help identify and agree terms with suitable employers locating at AMIDS, finance and manage the development and delivery of user-specific buildings and manage the evolving district to ensure its quality and ambitions remain on target.

The Council's vision for AMIDS is that the development of AMIDS is designed to be an attractive, campus style business park setting for ambitious, manufacturing focused companies who will use best practice to ensure Scotland's manufacturing sector can be competitive on an international stage. AMIDS will help make Renfrewshire an economic powerhouse within Scotland's industrial heartland and will create wealth and opportunities for Renfrewshire, Glasgow City region and beyond. The design of AMIDS will encourage companies to collaborate with each other, tap into the expertise and knowledge base at some of Scotland's leading education providers and create competitive advantage.

The joint venture will enter into a Pre-Development Services Contract with the Council. This Agreement will set out the terms upon which the joint venture will supply the required services to the Council in order to develop and deliver Phase 1A, Phase 1 and the

remainder of the development of AMIDS.

It is also anticipated that the private sector partner will be willing to work with a broad range of organisations including the wide range of project stakeholders including UK Government, Scottish Government, Scottish Enterprise, Strathclyde University, West College Scotland, NMIS and Centre for Process Innovation (CPI) (representing MMIC). Most of these stakeholders, along with the Council, are part of an AMIDS Strategic Advisory Group (SAG) who are committed to working collaboratively and openly, in an advisory capacity, to aid the development of AMIDS.

The nature of the joint venture will be discussed with bidders during dialogue. The joint venture partnership will be required to procure the marketing and securing of investors and employers, detailed design, build and completion of the AMIDS development together with associated and ancillary services. The Council envisages that its private sector partner will bring a wealth of commercial expertise to the table with a view to contributing towards economic growth and the development of robust supply chains and wider employment opportunities.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

300

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates:

Owing to character limitations in the Contract Notice not all criteria and information relating to this procurement can be included in this notice. The objective and non-discriminatory criteria are set out in full in the SPD Instructions forming Appendix 2 of the SPD Information and Instructions document which can be accessed through the website referenced in section I.3.

The RTP selection process will be carried out in three stages.

Stage One: Compliance Check and Exclusion Grounds (Mandatory and Discretionary) (Pass/Fail): that the Bidder has submitted a complete and compliant RTP response; and whether any of the Bidder's consortium members and/or reliance entities (if any) are in breach of the mandatory grounds for exclusion or, in the case of the discretionary exclusion grounds, are considered ineligible at the discretion of the Council, in accordance with Part III of the SPD and Regulation 58 of the Regulations;

Stage Two: Selection Criteria - Minimum Requirements (Pass/Fail): that the Bidder meets the requisite economic and financial standing Selection Criteria deemed appropriate for the Project set out in Section 3 of the SPD Instructions and meets the technical and professional ability selection criteria set out in Part 3 of the SPD Instructions; and

Stage Three: Down Selection Criteria assessment (Scored): Bidders who pass Stage One and Stage Two will then have their RTP response scored in accordance with the Down Selection Criteria which are set out in Section 3 of the SPD Instructions. The Down Selection Criteria will be applied to all Bidders that pass Stage 1 and Stage 2 to reduce the number of Bidders that are invited to participate in dialogue.

It is the Council's intention to reduce the number of Bidders to THREE but the Council reserves the right to shortlist more than 3 Bidders where it is required to ensure (or demonstrate) competition. Bidders achieving the highest scores will be invited to participate in the competitive dialogue process.

In the event of a tie between Bidders for a place in the shortlist, the Bidder with the higher

aggregate score for Template B Business Park Case Study in 4C.1 of the Technical Envelope will be selected for short-listing.

The SPD Information and Instruction document, contained in the Suppliers Attachment Area on the PCS-tender system, provides Bidders full details on the selection process and Down Selection Criteria.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The Council is conducting the procurement process under the competitive dialogue procedure in accordance with the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders Relating to Contracts.

The SPD Information and Instructions, contained in the Suppliers Attachment Area on the PCS-Tender System, provides Bidders with detailed information on the Project.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

The Bidder must be registered or enrolled in the relevant trade register kept in the Member State of its establishment (as described in Schedule 5 of Public Contracts (Scotland) Regulations 2015. Bidders may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to this question.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Full details can be found in the SPD and the SPD Information and Instructions which can be accessed through the website referenced in section I.3 of this Contract Notice.

At least one Consortium Member or Reliance Entity (e.g. parent company guarantor) must meet the minimum economic and financial standing selection criteria on behalf of the Consortium to pass.

SPD 4B.1.2 Statement: Bidders will be required to have an average yearly turnover of a minimum of 25m GBP for the last 3 years. The average turnover stated shall be based upon the figures reported in the last 3 year's audited financial statements. Where, for any valid reason, the Bidder does not have 3 years' audited financial statements available, the Council may accept other forms of documentation which it considers acceptable as proof.

SPD 4B.4 Statement:

Net Assets must be a minimum of: 50m GBP in each of the last 3 years.

Basis of calculation: Net assets shall be calculated as at the date of the most recently published audited financial statements and should be based upon the financial position reflected therein. The calculation of net assets shall be based on tangible net assets only and shall therefore not include intangible assets such as goodwill and intellectual property.

Current Ratio: 1.

Basis of calculation: The Current Ratio shall be calculated as at the date of the most

recently published audited financial statements and should be based upon the financial position therein. The calculation shall be based on Current Net Assets divided by Current Net Liabilities.

SPD 4B.6 Statement:

There are no material post balance sheet events or significant business issues disclosed under 4B.6 giving rise to material concerns that the Bidder possesses the necessary economic and financial capacity to perform the contract and draw upon sufficient financial resources to subscribe to its envisaged equity stake.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Full details can be found in the SPD and the SPD Information and Instructions which can be accessed through the website referenced in section I.3 of this Contract Notice.

Where the Bidder is relying on the technical experience of a Consortium Member or Reliance Entity to meet the requirements of the Selection Criteria and/or Down Selection Criteria, the experience relied on must be consistent with the Consortium Member's or Reliance Entity's role under this Project.

The Selection Criteria and the Down Selection Criteria will evaluate Bidders on the basis of:

1. experience entering into a joint venture or other form of partnership with a public sector organisation to facilitate the delivery of a commercial real estate development; and
2. experience of delivering a multi-phased, predominantly industrial / Business Park similar in size and scale to the Project by reference to the Information Memorandum.

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-029953](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

24 March 2022

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

25 April 2022

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 20639 . For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Due to the nature of the Contract, the Joint Venture will not be required to advertise sub-contract opportunities on the PCS website.

Community benefits are included in this requirement. For more information see: <https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Bidders will be required to commit to delivering employment, training, supply chain development and community engagement over the duration of the Partnership and develop a community benefits plan to be implemented by the JV Co LLP setting community benefit targets for future phases of development.

(SC Ref:683562)

VI.4) Procedures for review

VI.4.1) Review body

Refer to Section VI.4.3

Refer to Section VI.4.3

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

An economic operator that suffers or risks suffering, loss or damage attributable to breach of duty under the Public Contracts (Scotland) Regulations 2015 (SSI 2015/446, as amended) may bring proceedings in the Sheriff Court or the Court of Session in accordance with Regulation 88 of the 2015 Regulations.

VI.4.4) Service from which information about the review procedure may be obtained

Court of Session

Parliament Square

Edinburgh

EH1 1RQ

Country

United Kingdom