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Contract

The redevelopment and major refurbishment of Glencairn House

West Dunbartonshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-012601

Procurement identifier (OCID): ocds-h6vhtk-03deb7

Published 18 April 2024, 9:30am

Section I: Contracting authority

I.1) Name and addresses

West Dunbartonshire Council

16 Church Street

Dumbarton

G82 1QL

Contact

Alex Grace

Email

alex.grace@west-dunbarton.gov.uk

Telephone

+44 1389737828

Country

United Kingdom

NUTS code

UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond

Internet address(es)

Main address

<http://www.west-dunbarton.gov.uk/business/suppliers/procurement/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00153

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

The redevelopment and major refurbishment of Glencairn House

Reference number

2122-39

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The redevelopment and major refurbishment of Glencairn House to bring about the transformation of the B-Listed Glencairn House into a state-of-the-art library, museum and community facility. Including demolition of the rear extension, into a museum and new built element at the green at back to house the children's library. The design will entail a number of specialist items such as cross laminated timber (CLT), bespoke ceramic façade as well as specialist sprinkler system.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £7,143,196.55 / Highest offer: £8,137,566.90 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45211360 - Urban development construction work
- 45210000 - Building construction work
- 45310000 - Electrical installation work
- 45400000 - Building completion work
- 45111213 - Site-clearance work

II.2.3) Place of performance

NUTS codes

- UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond

Main site or place of performance

Dumbarton - G82 1QL

II.2.4) Description of the procurement

The redevelopment and major refurbishment of Glencairn House will bring about the transformation of the B-Listed Glencairn House into a state-of-the-art library, museum and community facility.

Description of the works:

- Renovation of the existing Category B listed Glencairn House to form a new lending library and local history museum. Fabric repair works were carried out in 2017, so the building is in good condition, but full internal fit out including installation of a new lift and stairs, building services, internal finishes, etc is required. The fire strategy requires the installation of a sprinkler system throughout. The existing 1920s shop front windows and entrance door is to be replaced.
- Demolition of the existing dilapidated extension to the rear. This extension shares a party wall with neighbours on two sides.
- Construction of new three storey extension to the rear of Glencairn House including a CLT superstructure, bespoke ceramic cladding, pile foundations, new slappings in the rear wall of Glencairn House to connect the two structures, sprinkler system, heat pumps, etc.
- Construction of a standalone single storey children's library on the brownfield site. The children's library will have a CLT superstructure and bespoke ceramic cladding as well as a Changing Place WC.
- Landscaping of a new children's library garden retaining an existing mature tree.
- Creation of a new external plant area to house the sprinkler tank, heat pumps, generators, and other plant.
- Given the listing of the building, as well as its location in the town centre conservation area, all works to the existing fabric must be carried out to high quality, conservation standards.
- The ceramic cladding was developed in conjunction with an artist, and will form a significant feature in the townscape. A sample tile was submitted as part of the planning application and exact matching of this glaze in terms of quality and colour forms part of the planning conditions.
- The site is restricted in terms of access, and will require careful planning and sequencing of works.
- The aspiration is to create a low carbon building. The contractor will be expected to

collaborate with the design team to achieve the best possible outcome in this regard.

The tender exercise will identify a competent contractor with the capability and capacity to take on such a project and include considerations for the specialist nature of certain aspects as outlined above.

Project Information:

The client is West Dunbartonshire Council.

Location, Glencairn House, 95 High Street, Dumbarton, G82 1LF

The construction value is in the region of 5M to 6M GBP.

The designs are by Page & Park Architects.

The Project Manager is Turner & Townsend Project Management Limited

The form of contract will be SBCC Standard Building Contract with Quantities, including Contractor's Design Portion (CDP) items.

The works contractor appointment is expected in early 2024. Commencement on site expected first quarter 2024 with a construction period of 52 weeks.

The site is in the heart of Dumbarton town centre and there will be public interest in the project.

The project is expected to achieve an EPC rating of A.

The project is expected to realise social benefits/community benefits through the construction phase including delivering training opportunities.

The project is expected to include specialist sub-contractors to deliver the requirements of the building works where appropriate, in particular in relation to the ceramic cladding support system.

The Contractor may be asked to carry out a whole life carbon assessment of the building during the construction and provide metrics to the Client on completion identifying the achieved embodied carbon and expected operation carbon.

Further detail of the project can be obtained within the PQQ statement of requirements (SOR).

II.2.5) Award criteria

Quality criterion - Name: Works Delivery & Methodology - 'quality fit for purpose work' / Weighting: 18

Quality criterion - Name: Project Plan - 'quality fit for purpose work' / Weighting: 3

Quality criterion - Name: Staffing Project Team Structure - 'Service experience, education, training' / Weighting: 1.5

Quality criterion - Name: Contract Monitoring and Management / Weighting: 1.5

Quality criterion - Name: Social Benefits / Weighting: 3

Quality criterion - Name: Sustainability / Weighting: 2.4

Quality criterion - Name: Commitment to Fair Working Practices / Fair Work First / Weighting: 0.6

Price - Weighting: 70

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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: [2023/S 000-019017](#)

Section V. Award of contract

Contract No

2122-39

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

15 March 2024

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 8

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Clark Contracts Limited

23 McFarlane Street

Paisley

PA3 1RY

Telephone

+44 1418478787

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £7,143,196.55 / Highest offer: £8,137,566.90 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The "supplier certificates & additional Selection Criteria" should be made available at the Request for Documentation stage on PCS-T.

WD04 Parent Company Guarantee (only if required)

WD09 WDC Financial Vetting Questionnaire

WD15 Police Scotland Checks

The above constitutes tender selection criteria. Failure to respond will result in exclusion from the tender.

Minimum requirements

Q4D.1 Mandatory Pass/Fail Question – Quality Management Procedures

The bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

Q4D.1 Mandatory Pass/Fail Question –Health & Safety

The bidder must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Q4D.1 Mandatory Pass/Fail Question –Environmental Systems or standards

The Bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with

BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate,

Discretionary Scored Questions –scored in line with the “Evaluation Methodology” detailed in WD01.

(SC Ref:763948)

VI.4) Procedures for review

VI.4.1) Review body

Dumbarton Sheriff Court and Justice of the Peace Court

Church Street

Dumbarton

G82 1QR

Country

United Kingdom