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Contract

Paisley Grammar School Community Campus (PGSCC) - Principal Contractor (PC)

Renfrewshire Council

F20: Modification notice

Notice identifier: 2024/S 000-015064

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

Published 10 May 2024, 5:00pm

Section I: Contracting authority/entity

I.1) Name and addresses

Renfrewshire Council

Renfrewshire House, Cotton Street

Paisley

PA1 1JB

Contact

Laura Gillan

Email

laura.gillan@renfrewshire.gov.uk

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Paisley Grammar School Community Campus (PGSCC) - Principal Contractor (PC)

Reference number

RC-CPU-21-247

II.1.2) Main CPV code

- 45214220 - Secondary school construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

111-113 Renfrew Road Paisley, PA3 4DY

II.2.4) Description of the procurement at the time of conclusion of the contract:

A Competitive Procedure with Negotiation (CPN) was used to award a Contract for Paisley Grammar School Community Campus (PGSCC) – Principal Contractor (PC).

Renfrewshire Council require a Principal Contractor to build a new Passivhaus school at 111-113 Renfrew Road, Paisley, PA3 4DY. The new school will integrate the school with both the local community and enterprise opportunities to form a new Paisley Grammar School Community Campus (PGSCC). The project will require to attain the SFT LEIP metrics, to achieve this the school will be to a Passivhaus standard. The PGSCC will accommodate a roll of circa 1200 pupils and will benefit from a community café and community space.

This requirement was for a single Principal Contractor for both pre-construction services and the construction itself. The Council reserved the right to split the construction element of the contract into enabling and main works packages at the pre-construction stage.

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

Start date

11 July 2022

End date

30 June 2027

II.2.13) Information about European Union Funds

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

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 000-027987](#)

Section V. Award of contract/concession

Contract No

RC-CPU-21-247

Title

Paisley Grammar School Community Campus (PGSCC) - Principal Contractor (PC)

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

12 July 2022

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Galliford Try Construction Limited t/a Morrison Construction

Rowan House, 1 Robroyston Oval

Glasgow

G33 1AP

Telephone

+44 01415576507

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £228,862.21

Section VI. Complementary information

VI.3) Additional information

On further approval from the Council's Finance, Resources and Customer Services Policy Board, the Council will enter into a Design and

Build Contract (main works) with Galliford Try Construction Limited, T/A Morrison Construction Scotland.

(SC Ref:764299)

VI.4) Procedures for review

VI.4.1) Review body

Please refer to VI.4.3 below

UK

UK

Country

United Kingdom

Internet address

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

VI.4.2) Body responsible for mediation procedures

Please refer to VI.4.3 below

UK

UK

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

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45214220 - Secondary school construction work

VII.1.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work

VII.1.3) Place of performance

NUTS code

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

VII.1.4) Description of the procurement:

This modification is awarded under Regulation 72(1)(a). The Council reserved the right to split the construction element of the contract into enabling and main works packages at the pre-construction stage. The enabling works contract is preparatory works and will include some design elements in relation to lime stabilisation and steelwork connections.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

3

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£1,757,286

VII.1.7) Name and address of the contractor/concessionaire

Galliford Try Construction Limited t/a Morrison Construction

Rowan House, 1 Robroyston Oval

Glasgow

G33 1AP

Telephone

+44 01415576507

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

The procurement was for a single Principal Contractor for both pre-construction services and the construction itself. The Council has split the construction element of the contract into enabling and main works packages at the pre-construction stage.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

This modification was permitted in accordance with the original Contract Notice and Procurement Documents. The Pre-Construction was awarded on 12 July 2022, due to challenging funding programme requirements it was established that instead of awarding one Design and Build Contract, utilising the Council's option to instruct an Enabling Works Contract in advance of the full design and build contract will assist in meeting that funding programme.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £228,862.21

Total contract value after the modifications

Value excluding VAT: £1,986,148.21