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Contract

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

Renfrewshire Council

F03: Contract award notice

Notice identifier: 2022/S 000-025340

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

Published 9 September 2022, 11:58am

Section I: Contracting authority

I.1) Name and addresses

Renfrewshire Council

Renfrewshire House, Cotton Street

Paisley

PA1 1JB

Contact

Laura Gillan

Email

laura.gillan@renfrewshire.gov.uk

Telephone

+44 03003000300

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.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

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.1.4) Short description

The contract is for a Principal Contractor to build a new Passivhaus Paisley Grammar School Community Campus (PGSCC).

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £228,862.21

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

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.

The site has an existing building, and it is intended that this building is retained. The Multi-Disciplinary Design Team will be carrying out an options appraisal to determine if and how this existing building will form part of the project. The appointed contractor will be expected to contribute to this exercise.

This requirement is for a single Principal Contractor for both pre-construction services and the construction itself. Further details will be provided at stage 2 (Initial ITT). The Council reserves the right to split the construction element of the contract into enabling and main works packages at the pre-construction stage. It would be the Council's intention to utilise SBCC Minor Works 2016 edition with bespoke employer's amendments the terms and conditions the Council will utilise will be provided with the enabling work package.

A Multi-Disciplinary Design Team (MDDT) is being procured by the Council for the Project. The MDDT will be novated to the appointed Principal Contractor, at the end of RIBA stage 4 further information will be provided at stage 2 (Initial ITT). Early contractor engagement is being sought in this project and it is anticipated that the Principal Contractor shall be appointed no later than the commencement of RIBA Stage 2 under a bespoke Pre-Construction Services Contract. For information, a pre-construction services scope of works has been provided with the ITP which will be further defined in Stage 2 (Initial ITT).

The project will be managed by an in-house Project Management Team, who may be supported by an external Project Manager and assisted by a Multi-Disciplinary Design Team, Quantity Surveying, BIM Manager, Principal Designer and Passivhaus Certifier disciplines procured from the private sector via an appropriate procurement route.

It is the Council's intention to utilise bespoke Terms and Conditions in respect of the Pre-Construction Services element of the works. The main construction works will be appointed on the basis of a SBCC Design and Build Contract 2016 edition with bespoke Employer's Amendments. A final copy of the contracts will be made available at stage 2 (Initial ITT). A draft of the Pre-Construction Services Agreement is provided at this stage (Stage 1 ITP). Should the Council seek to split the construction element of the works, the terms of any enabling/advance work package will be provided at that time.

The contract award is anticipated to be Tuesday 28th June 2022. The pre-construction services are scheduled for commencement on Tuesday 28th June 2022. Mobilisation will start 1st August 2023. The site start date is scheduled for commencement on Tuesday 29th August 2023. The targeted completion date for the construction of the new school is 17th December 2025.

A full Statement of Requirements will be made available to Candidates progressing to the next stage of the procurement process. The draft Pre-Construction Services agreement has been included with the ITP. The Council reserves the right to amend any conditions in accordance with the most recent amendments and inclusions of any applicable regulatory body when the Initial ITT documents are issued. Furthermore, requirements specified to be undertaken may be removed and / or amended with new requirements being added where identified.

Full details are detailed within the document titled PGSCC Principal Contractor ITP

attached to the PCS-T System.

The stages of this CPN are detailed in II.2.14.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 80

Price - Weighting: 20

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 stages of this CPN are Stage 1 Invitation to Participate (Selection), Stage 2 Invitation to Tender (Initial ITT), Stage 3 Negotiation: If deemed necessary the Council reserves the right to negotiate on the characteristics of the works in the pursuit of best value and improving tenders (Negotiation), Stage 4 Final Tender (Final ITT).

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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 000-027987](#)

Section V. Award of contract

Contract No

RC-CPU-21-247

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 July 2022

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

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 is an SME

No

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

Total value of the contract/lot: £228,862.21

Section VI. Complementary information

VI.3) Additional information

The contract award was for the Pre-Construction Services. The Pre-Construction Services will be in the form of a bespoke Pre-Construction Services Agreement (PCSA) the Pre-Construction Services will be carried out RIBA stages 2-4 (inclusive). On further approval from the Councils Finance, Resources and Customer Services Policy Board, the Council will enter into a Design and Build Contract with Galliford Try Construction Limited, T/A Morrison Construction Scotland at the end of RIBA stage 4

(SC Ref:702619)

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