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Tender

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

Renfrewshire Council

F02: Contract notice

Notice identifier: 2021/S 000-027987

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

Published 8 November 2021, 4:25pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Renfrewshire Council

Renfrewshire House, Cotton Street

Paisley

PA1 1JB

#### **Contact**

Jenny Thomson

#### **Email**

[jenny.thomson@renfrewshire.gov.uk](mailto:jenny.thomson@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](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00400)

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

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

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **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.1.5) Estimated total value**

Value excluding VAT: £65,000,000

#### **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

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

Duration in months

42

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: 5

Objective criteria for choosing the limited number of candidates:

4C.1.A – Passivhaus Buildings (30%)

4C.1.B – Multi-disciplinary design team novation (15%)

4C.1.C – Soft Landings (15%)

4C.1.D – BIM (15%)

4C.1.E – Zero Defects (25%)

In respect of the scored questions 4C 1 A-E for the Invitation to Participate a Bidder must achieve a technical score of 70% to be invited to the Stage 2 Initial tender.

Following the Stage 1 Invitation to Participate (Selection), the Council intends to limit the number of otherwise qualified Candidates invited to tender to five (5). The Council reserves the right to invite more than five (5) Candidates to tender where the Council considers this is necessary to ensure sufficient competition and equal treatment of Candidates. The Council reserves the right to invite less than 5 Candidates to tender where it does not receive 5 RTPs which meet the minimum requirements.

Where the Council is unable to select a preferred tender following the Stage 2 Invitation to Tender (Initial ITT), the Council reserves the right to further reduce candidate numbers after evaluation of the Initial tender submissions to the top three (3) ranking tenderers for the negotiation stage (stage 3). The Council reserves the right to invite more than three

(3) Candidates to tender where the Council considers this is necessary to ensure sufficient competition and equal treatment of Candidates Subsequent to negotiations, the Council will invite those Tenderers to submit a final tender in response to a revised ITT.

The Council will then assess the revised tenders and decide whether to accept the most economically advantageous offer.

#### **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 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).

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## **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

Selection criteria as stated in the procurement documents.

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

This Contract will include performance conditions relation to fair working practices and community benefits.

A key requirement of the funding is to secure employment community benefits. This procurement will include 15 mandated employment community benefits, these will be evaluated as a pass/fail. The procurement will also include evaluated community benefits using the Council's Community Benefit Outcome Menu. In addition to this added value community benefits (contractor proposal) will be requested. All community benefits will be contractual and form part of 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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**



Competitive procedure with negotiation

**IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

**IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

**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 000-021820](#)

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

Date

9 December 2021

Local time

10:00am

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

13 January 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: 6 (from the date stated for receipt of tender)

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## **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**

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.

The Council reserves the right to award the contract to a preferred tenderer after Stage 2 without the use of Stage 3 or Stage 4. Stages outlines in II.2.14.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 19965. For more information see:

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

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

The project will provide a good opportunity to secure local community benefits likely to include skills development and employment for the duration of the contract.

A key requirement of the funding is to secure employment community benefits. This procurement will include 15 mandated employment community benefits, these will be evaluated as a pass/fail. The procurement will also include evaluated community benefits using the Council's Community Benefit Outcome Menu. In addition to this added value

community benefits (contractor proposal) will be requested. All community benefits will be contractual and form part of the Contract.

Further detail of this will be provided at stage 2 (ITT) of the tender process.

(SC Ref:671607)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

VI.4.3

VI.4.3

Country

United Kingdom

Internet address

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

### **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 a breach of duty under the Public Contracts (Scotland) Regulations 2015 (SSI 2015/446) (as amended) may bring proceedings in the Sheriff Court or Court of Session.

### **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

