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Future opportunity

Procurement of AMIDS Private Sector Partner

Renfrewshire Council

F01: Prior information notice

Prior information only

Notice reference: 2021/S 000-029953

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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

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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

Additional information can be obtained from the above-mentioned address

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

Procurement of AMIDS Private Sector Partner

Reference number

RC-CPU-19-423

II.1.2) Main CPV code

- 70332200 - Commercial property management services

II.1.3) Type of contract

Services

II.1.4) Short description

The establishment of the Advanced Innovation District Scotland (AMIDS) is being delivered as a consequence of the catalyst provided by the City Deal Glasgow Airport Investment Area (GAIA) project.

GAIA provides the enabling infrastructure for the development of AMIDS as a significant employment district in Renfrewshire. GAIA comprises: the realignment of Abbotsinch Road between Arran Avenue and Greenock Road / Inchinnan Road and a new road bridge across the White Cart, complete with new service media for the proposed development. The infrastructure also improves facilities for cyclists and pedestrians, as well as improving connections between the Westway, Inchinnan and Airport Business Parks. The council appointed a contractor, in June 2019 to undertake these enabling works which are now well progressed, and due to be completed in early 2022.

The delivery of AMIDS is now at a critical stage, between infrastructure delivery and securing the investment which will bring the employment, skills development and economic growth which are the primary aims of Renfrewshire Council. The importance of AMIDS is recognised within the Renfrewshire Economic Strategy 2020-2030 where AMIDS is noted as a key component. The Renfrewshire Economic Recovery Plan, compiled with the Renfrewshire Economic Leadership Panel, and endorsed by Council in December 2020, has AMIDS, and the skills and employers who will locate there, at its core. With the challenges that Covid_19 has created within our communities and businesses, AMIDS provides a unique opportunity to

aid Renfrewshire's swift and inclusive recovery.

Significant work has been undertaken to realise the ambition of the Advanced Manufacturing Innovation District Scotland (AMIDS). This has involved working closely with, local and national stakeholders and partners including Scottish Government and Scottish Enterprise. This collaboration has resulted in both the new National Manufacturing Institute Scotland (NMIS) and the Medicines Manufacturing Innovation Centre (UK) (MMIC) being located at AMIDS. Construction of both NMIS and MMIC commenced on site in 2020, with both facilities aiming to be operational during 2022.

Renfrewshire Council have also developed a high-quality public realm design for AMIDS including an important central square, Netherton Square, which will be the arrival and focal point of the AMIDS site. A procurement process is now underway with plans that a contractor be appointed in early 2022 to deliver the Netherton Square project, which focusses on the area immediately adjacent to both the NMIS and MMIC facilities.

Construction is also underway for an innovative fifth generation district heating network for the AMIDS site, the first of its kind in Scotland. This will enhance the sustainable credentials of AMIDS in line with the Council's ambition for carbon reduction and long-term sustainability and provide an additional attraction for employers we would wish to locate at AMIDS.

The innovation eco-system that is being created at AMIDS has also resulted in the Lightweight Manufacturing Centre (LMC) and a research and development initiative by Boeing, locating at Westway. It is estimated that circa 185m GBP of investment has already been made so far at AMIDS, with more to come.

To ensure the progressive and effective delivery of AMIDS, Renfrewshire Council are now working with specialist commercial property and legal advisers to scope and attract a development partner, who will continue to drive the investment and delivery of the AMIDS site for future occupiers.

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)

- 45111291 - Site-development work
- 70112000 - Development of non-residential real estate
- 70110000 - Development services of real estate
- 45211360 - Urban development construction work
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45211350 - Multi-functional buildings construction work
- 45213100 - Construction work for commercial buildings
- 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

Netherton Campus, Renfrewshire, Scotland

II.2.4) Description of the procurement

The Council intends to use the competitive dialogue procedure to procure a private sector partner to be invited to form a joint venture with the Council for delivery of the AMIDS Project.

Planning in Principle has been obtained for AMIDS based on a flexible masterplan covering the 52 Ha site and indicates the creation of up to 150,000sqm of new employment space. The consent envisages development including: advanced manufacturing; research & development and aviation services, and comprising: primarily Class 4 business, Class 5 general industrial, and Class 6 storage or distribution uses; ancillary service, education, and training provision; plus associated car parking, access, landscaping, infrastructure works, public realm and open space.

Development within the 52 Ha site has commenced (Infrastructure, NMIS, MMIC) and dialogue is on-going with major stakeholders relating to uses in specific areas. The JV Partnership will aim to progress the effective development and occupation of the remaining available land. The partner will provide: access to financing arrangements to progress development; specialist project development and construction knowledge and project management; expertise in marketing real estate projects and identifying and agreeing terms with occupiers; estate management for the AMIDS project; and a detailed reporting and advisory function to their JV Partner throughout the development process.

The vision for AMIDS have been defined as:

- 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.
- A location which encourages 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 mission for AMIDS have been defined as:

To drive inclusive, sustainable growth in Scotland's High Value Manufacturing (HVM) and advanced engineering sectors by creating an exemplar Innovation District whereby ambitious manufacturing companies can prosper and thrive. Attracting advanced manufacturing activity will ensure that AMIDS can help lead the revival of Scotland's manufacturing sector as the country strives to build competitive advantage for itself in an increasingly competitive, international business environment.

II.2.14) Additional information

Further information on AMIDS can be found on the Renfrewshire Council website:
<https://paisley.is/invest/amids/>

II.3) Estimated date of publication of contract notice

20 December 2021

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Based on anticipated programme, Renfrewshire Council will publish a Contract Notice in December 2021 and anticipate concluding the procurement process in Summer 2022.

The publication of this notice does not oblige the Contracting Authority to commence a procurement process in respect of any or all of requirements referred to in the notice.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at
https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=615775.

(SC Ref:615775)