

**WEST DUNBARTONSHIRE COUNCIL**

**Reported by Chief Officer – Regulatory and Regeneration**

**Tendering Committee: 20 September 2023**

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**Subject: Design Development and Project Management Services at the Artizan Site**

**1. Purpose**

**1.1** The purpose of this report is to advise Members of the award of the contract for the Design Development and Project Management Services at the Artizan Site. The contract was approved on 23 June 2023 by the Chief Executive in consultation with the Leader, Opposition Leader of the Council and the Convener of the Tendering Committee.

**2. Recommendations**

**2.1** It is recommended that the Members note the appointment of Design Development and Project Management Services at the Artizan Site to Turner & Townsend Project Management Services Limited; and

**2.2** The award of this contract shall be for a period of four years however, the contract shall end on completion of the defects period of subsequent construction projects, which may be before or after the four year term. The value of the contract is £824,659 exclusive VAT.

**3. Background**

**3.1** Like many town centres nationally, Dumbarton town centre has been shaped by a number of factors over the recent years, including the ongoing trend of internet shopping and retail parks as well as most recently, the impact of the pandemic. The decline of retail in town centres is predicted to continue, requiring intervention, to reimagine and repurpose how town centres are used and perceived.

**3.2** The Council successfully applied to the UK Government for Levelling Up Fund (LUF) monies to tackle the decline of the town centre and deliver three key projects in Dumbarton: Glencairn House; Connecting Dumbarton and the acquisition, part-demolition and costs towards the redevelopment of the Artizan Centre. The funding was confirmed in October 2021.

**3.3** Since November 2021, the Council undertook a number of studies to engage with the local community as well as internal and external stakeholders, including NHS and the Health and Social Care Partnership, and to determine the best viable proposal for the Artizan site redevelopment.

**3.4** The LUF funded Artizan redevelopment works have to be delivered by the end of March 2025, and the estimated budget is £6m. The requirement was to

appoint a lead consultant to provide design and project management services for the agreed redevelopment works. The scope was to also include, but not be limited to, Artizan site masterplan including Planning Permission in Principle, public realm, property improvements and civil engineering works.

**3.5** The overall LUF bid was approved at the IRED Committee on 10 June 2021. The IRED Committee approved the budget for this specific contract, which is a Capital budget, on 27 September 2022.

**3.6** This procurement exercise has been conducted in accordance with the Council's Standing Orders, Financial Regulations, and the Public Procurement Regulations. A Contract Strategy document was also approved on 6 June 2023.

#### **4. Main Issues**

**4.1** Due to restricted timescales, the quickest route to market was via an already established framework agreement. The LUF Board agreed to contract using a direct award process from the Crown Commercial Services Framework Agreement for Construction Professional Services, and to appoint Turner & Townsend Project Management Services Limited as a lead consultant and Threesixty Architecture as sub-consultant.

**4.2** Turner & Townsend Project Management Services Limited are already the consultants for Glencairn House therefore, they are up to speed with the Levelling Up processes and procedures. Threesixty Architecture have an extensive specialist expertise in town centre regeneration and have the background knowledge of Dumbarton regeneration context. Thus, the team had the capacity to carry out the project within the restricted timescales.

**4.3** The contract was awarded to Turner & Townsend Project Management Services Limited of Leeds, West Yorkshire based on the approval of the Chief Executive of the Council. The contract is for a period of four years however, the contract shall end on completion of the defects period of subsequent construction projects, which may be before or after the four year term.

**4.4** The value of the contract is £824,659 exclusive of VAT, based on the estimated construction costs which were calculated in the following way:

- £20-25m construction cost for the scope of the Masterplan/Planning Permission in Principle (up to RIBA Stage 2/3) which will cover the whole Artizan site and provide a detailed framework for future (post-LUF) medium and long term development;
- £6m construction cost for LUF funded works (RIBA Stage 2/3-7), development and delivery of which will be managed by the consultants.

**4.5** The commencement date of the contract was 23 June 2023.

**4.6** Turner & Townsend Project Management Services Limited has committed to paying all staff as a minimum the real Living Wage (£10.90 per hour) and promotes Fair Working Practices across their organisation. Further, Turner & Townsend Project Management Services Limited has committed to delivery of the following social benefits as a direct result of delivery of this contract:

- Deliver quarterly workshops, covering career skills, mock interviews etc., within a school or community learning environment;
- Facilitate quarterly work experience opportunities covering a range of work based skills;
- Any other measurable and committed support for local Third Sector organisation(s) as part of this contract.

The social benefits will be discussed at the implementation meeting with Turner & Townsend Project Management Services Limited and actions to take these forward will be agreed.

## **5. People Implications**

**5.1** There are no personnel issues.

## **6. Financial and Procurement Implications**

**6.1** Financial costs in respect of this contract will be met from the LUF monies of £22.1m.

**6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Regeneration officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulations.

## **7. Risk Analysis**

**7.1** If the contract was not awarded on 23 June 2023, then the LUF grant could not be drawn down within the timescales required (March 2025), or a risk that not all the funding would be made available. This would result in further deterioration of Dumbarton town centre, and the Council being unable to fund the redevelopment of Artizan. There was also reputational risk to the Council if the LUF outputs were not delivered.

**7.2** Turner & Townsend Project Management Services Limited has no known links to Serious and Organised Crime, which would have significant political and reputational ramifications for the Council.

## **8. Equalities Impact Assessment (EIA)**

**8.1** An equalities screening was undertaken for this report to determine if there was an equalities impact. The results were that there is an equalities impact.

## **9. Consultation**

**9.1** Regeneration and Regulatory services were consulted on the contents of this report.

## **10. Strategic Assessment**

**10.1** The Design Development and Project Management Services at the Artizan Site will contribute to the delivery of the Council's strategic priorities:

- Our communities are resilient and thriving;
- Our environment promotes a greener future;
- Our economy is strong and flourishing

**Name:** Alan Douglas

**Designation:** Chief Officer – Regulatory and Regeneration

**Date:** 05 September 2023

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**Background Papers:** Contract Strategy

**Wards Affected:** Dumbarton