

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 25 January 2023**

Subject: Contract Extension Report – Glencairn House Refurbishment Architectural Services**1. Purpose**

- 1.1** The purpose of this report is to provide the Tendering Committee with an update on the contract for Glencairn House Refurbishment Architectural Services.

2. Recommendations

- 2.1** It is recommended that the Tendering Committee:
- a) Note that the Chief Officer - Regulatory and Regeneration will conclude on behalf of West Dunbartonshire Council (the Council), the contract extension for Glencairn House Refurbishment Architectural Services to cover RIBA Stages 5 to 7 to Turner & Townsend Project Management Ltd; and
 - b) Note that the value of the extended contract shall be £291,437.50 ex VAT and for an extended contract period of 26 months.

3. Background

- 3.1** On the 23 February 2022 a report was presented at the Tendering Committee to seek approval to award Turner & Townsend Project Management Ltd for the contract for Glencairn House Refurbishment Architectural Services up to RIBA Stage 4.
- 3.2** It was noted in the Tendering Committee report that, depending on performance, the Council may retain Turner & Townsend Project Management Ltd, along with Page / Park Architects to cover future design changes which may be necessitated by the nature of the historic building and to see the project through to completion of RIBA Stage 7 (use).

4. Main Issues

- 4.1** It is recommended that following satisfactory performance Turner & Townsend Project Management Ltd of Low Hall, Calverly Lane, Horseforth, Leeds, LS18 4GH are retained until the completion of RIBA Stage 7. This will be managed out of their Glasgow office with the primary sub-consultant of Page / Park Architects being based in James Morrison Street, Glasgow. The value of this extended contract is £291,437.50 ex VAT.
- 4.2** Turner & Townsend Project Management Ltd has committed to paying all staff as a minimum, the Real Living Wage (£10.90 per hour).

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 Financial costs in respect of this contract will be met from the existing Council Capital element from the Levelling Up fund.

6.2 The capital budget element was approved at the IRED Committee on 21 August 2019 with the anticipated spend within the given budget.

6.3 This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Citizens, Culture & Facilities, Legal Services, Asset Management and Regeneration officers and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

7.1 Turner & Townsend Project Management Ltd and Page / Park Architects have 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. There is no equalities impact.

9. Strategic Assessment

9.1 The Glencairn House Refurbishment project will contribute to the delivery of the Councils strategic priorities: *“Our communities - resilient and thriving”*.

Name: Angela Wilson

Designation: Chief Officer – Supply, Distribution and Property Services

Date:

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Appendices: None

Background Papers: Contract Strategy
EIA Screening
Contract Authorisation Report – Glencairn House Refurbishment Architectural Services (February 2022)

Wards Affected: Dumbarton