

WEST DUNBARTONSHIRE COUNCIL**Report By Chief Officer: Resources
Infrastructure, Regeneration and Economic Development****1 November 2023**

Subject: The Redevelopment and Major Refurbishment of Glencairn House**1. Purpose**

- 1.1** The purpose of this report is to seek approval to conclude the award of the contract for the redevelopment and major refurbishment of Glencairn House.

2. Recommendations

It is recommended that Committee:

- (i) authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract for the redevelopment and major refurbishment of Glencairn House to one of the five successful shortlisted contractors invited to tender subject to such tender being within the budget figure of £7.2m

3. Background

- 3.1** The redevelopment of Glencairn House is part of the Council's wider ambitions to regenerate Dumbarton Town Centre along with the redevelopment of the Artizan Centre, improving active travel and connectivity between the Town Centre, waterfront path and Dumbarton Central train station. The Council has been awarded £19.9m under the Levelling Up Funding (LUF) by the UK Government to support the delivery of these projects. The overall LUF bid was approved at the IRED Committee on 10 June 2021.
- 3.2** £7.26m of the £19.9m LUF funding has been allocated to the proposed works at Glencairn House. It will be used to transform the B-Listed Glencairn House into a state-of-the-art library, museum and community facility; and create a publicly accessible archive in the existing library building.
- 3.3** The LUF funded redevelopment of Glencairn House works have to be delivered by the end of March 2025 to meet LUF funding requirements. The estimated budget is £7.2m.
- 3.4** This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations. A Contract Strategy document was approved on 23 June 2023.

4. Main Issues

- 4.1** There is no suitable framework agreement available. The Scottish Government, and Scotland Excel have no Framework Agreement available. The Scottish Procurement Alliance has a New Build, Refurbishment and Infrastructure Framework Agreement with lot work stream 4 - Project Value Band £7 million - £14 million, but the Framework Agreement doesn't include historic or listed buildings redevelopments. The SCAPE Scotland has Framework Agreement contractors for construction, with contractors Morgan Sindall and Kier up to £7.5m, or Morgan Sindall and McLaughlin & Harvey for projects greater than £7.5m. Again these are not specific for historic or listed buildings, and is effectively a contractor applying a management fee to work packages and project manage the activity. The Council has already engaged a designer and project management for the project team.
- 4.2** Due to the specialised works and programme it was agreed with the key stakeholders that the route to market will be to proceed with the restricted procedure, pre-qualification questionnaire (PQQ) route as this is less risky however, this could add time to the programme. The design could continue while the restricted route had commenced to determine a shortlist of five principal construction contractors.
- 4.3** A contract notice was published on the Public Contracts Scotland advertising portal and the Find a Tender Service on 4 July 2023. Twenty four potential bidders expressed an interest, with eight contractors submitting a response by the deadline of 8 August 2023.
- 4.4** The eight PQQ submissions were evaluated against the pre-determined selection criteria forming part of the published tender documents which assessed competence, experience, and capacity. Six of the submissions passed. The PQQs submissions were also evaluated and scored against a set of technical criteria i) Technical and Professional ability for previous works, ii) technicians and technical bodies, iii) qualifications, iv) environmental management, v) manpower, vi) equipment and vii) subcontracting and was based on the Single Procurement Document – SPD (SCOTLAND).
- 4.5** The PQQ evaluations and scoring were carried out by representatives from the project team, Corporate Asset Management, Turner & Townsend Project Management, Page & Park Architects, the Corporate Procurement Unit, and Finance Services.
- 4.6** The Invitation to tender (ITT) was issued to the top five ranked contractors on 22 September 2023 with a closing date of 17 November 2023.
- 4.7** The scores relative to the PQQ technical criteria of each tenderer are as follows:

		CCG(Scott and)Ltd	Clark Contracts Ltd	Fleming Buildings Limited	Ogilvie Construction	Redpath Construction Ltd	Taylor and Fraser Ltd	The JR Group	Tilbury Douglas Construction
2.1 Part 4C: Technical and Professional ability	Weight								
2.2 Part 4C: Works	50%	37.5	37.5	50	25	25	37.5	12.5	50
2.3 Part 4C: Technicians and Technical Bodies	15%	11.25	15	15	7.5	11.25	15	11.25	15
2.4 Part 4C: Qualifications	10%	8.75	10	10	8.75	8.75	8.75	6.25	10
2.5 Part 4C: Environmental Management	15%	11.25	15	15	7.5	11.25	11.25	7.5	15
2.6 Part 4C: Manpower	8%	8	8	8	8	6	8	7	8
2.7 Part 4C: Equipment	2%	2	2	2	1.5	1.5	2	1.5	2
2.8 Part 4C: Subcontracting	0%	0	0	0	0	0	0	0	0
Score	100%	78.75	87.5	100	58.25	63.75	82.5	46	100
Exclude from ITT						Yes		Yes	Yes
		4th	2nd	1st	5th	Failed selection criteria	3rd	Failed shortlist of ranking of 1 to 5	Failed selection criteria

A future briefing on the progress of the LUF projects will provide members with a note of principal contractor awarded the contract, contract value, commitment to the real Living Wage and commitment to social benefits.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 Financial costs in respect of this contracts will be met from the approved budget of Resources as awarded under the Levelling Up Funding and any other funding.

6.2 The procurement exercise will continue to be conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with the project team and the provisions of Contract Standing Orders, the Financial Regulations and Public Procurement Regulations.

7. Risk Analysis

7.1 The implications of holding off the contract award until the Tendering Committee is available, will delay the Council from awarding the contract having a negative impact on the construction programme and ultimately putting the grant from the LUF at risk.

7.2 The Corporate Procurement Unit will ensure that the successful providers have no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.

7.3 Should the Committee decide not to proceed as recommended then this will delay the project resulting in financial implications, reputational damage and possible impact on future grant funding..

8. Equalities Impact Assessment (EIA)

8.1 An equalities screening was undertaken for this report to determine if there is an equalities impact. The results where there is no equalities impact.

9. Consultation

9.1 Regeneration and Regulatory Services, Citizen, Culture and Facilities Services, Finance Services and Legal Services have been consulted on the contents of this report.

10. Strategic Assessment

10.1 The redevelopment and major refurbishment of Glencairn House 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

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Date: 16 October 2023

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Appendices: None

Background Papers: Equalities Impact Screening

Wards Affected: Ward 3
