



**Glasgow City Council**

**Report by the Executive Director (Culture & Sport)**

**Contact Bridget McConnell ext 75058**

**Toryglen Regional Indoor Training Centre**

**Purpose of report**

To advise Council of the outcome of the tendering process for the construction of the Toryglen Regional Indoor Training Facility and seek approval to award the tender.

**Recommendation:**

It is recommended that Council approve acceptance of the tender from Central Building Contractors (Glasgow) Ltd for a revised tender sum not exceeding £13,710,000 for the construction of Toryglen Regional Indoor Training Facility.

Ward No(s).

Citywide

Local member(s)

advised

yes

no

consulted

yes

no

## 1. INTRODUCTION

- 1.1 On the 14<sup>th</sup> February 2006, Policy and Resources Committee approved capital funding for the development of the Toryglen Regional indoor training Facility, subject to a successful Stage 2 **sportscotland** application.
- 1.2 The Stage 2 application to **sportscotland** was successful and an offer of grant of £3 million towards the delivery of the project was made, in line with expectations.

## 2. BACKGROUND

- 2.1 The proposals are to provide a high quality regional indoor and outdoor football centre on the site of the existing Toryglen (South) Playing Field, close to the National Stadium at Hampden.

The design proposals will include the following indoor and outdoor facilities:-

- Full size indoor synthetic pitch for football (competition and training) and rugby (training only), with provision for 700 spectators. This will be the first of its kind available to the public in Scotland.
- External facilities
  - Three full size floodlit synthetic pitches
  - One full size natural grass pitch
  - Floodlit synthetic free-play five a side court
  - Goalkeeper's training area
- Car Parking for 142 cars with provision for coaches, motor cycles and cycles
- Conditioning/Rehabilitation Zone
- Seminar Room/Lounge and other support accommodation
- Cafeteria, kitchen and associated storage
- First Aid/Physiotherapy/Treatment Rooms
- Changing suites
- Reception and Office accommodation

The proposals are made with the full agreement of the Scottish Football Association.

The current programme anticipates the commencement of the construction works in June 2007 with practical completion in winter 2008/09. The need to accommodate parking provision on the site for the UEFA Cup and Scottish Cup Finals in May has delayed the site start date by 3-4 weeks.

## 3. REPORT ON TENDERS

- 3.1 Tenders for the construction of Toryglen Regional Indoor Training Facility were received from the following contractors :-

Barr Limited  
Central Building Contractors (Glasgow) Ltd  
Graham Construction  
Hall Construction Limited

HBG Construction Limited and Robertson Construction Ltd, both on the initial tender list, failed to return priced tender citing other commitments.

Following arithmetic checking, the lowest tender submitted is from Central Building Contractors (Glasgow) Ltd in the sum of £14,665,247.

- 3.2 A value engineering process was carried out on return of the tender and a number of excisions and savings were identified as summarised below:-

Simplification of land remediation measures, following agreement of a remediation strategy with Environmental Protections Services and the Scottish Environmental Protection Agency.

The specification of an alternative roofing material.

Altering the base specification of 2 synthetic pitches while maintaining FIFA Two Star standard.

The rationalisation of materials including the deletion of some pre-cast concrete elements with facing brick and concrete block.

The deletion of unnecessary allowances within the substructure work section on agreement with the preferred tenderer.

The value engineering process carried out with the co-operation the preferred tenderer Central Building Contractors (Glasgow) Ltd has yielded significant savings without compromising the core requirements of Glasgow City Council or our funding partner **sportscotland**.

It is expected that an amended contract sum not exceeding £13,710,000 will be agreed that reflects the savings and excisions made. This sum includes sufficient contract contingency to complete the project.

#### **4. BUDGET AND SERVICE PLAN IMPLICATIONS**

- 4.1 As part of the project development process, indicative staff proposals and running cost estimates for the facility have been formulated. These will be further refined as we develop a more detailed business plan.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The projected out turn cost is £15.6 million. This figure is broken down as follows:-

|                                  |                      |
|----------------------------------|----------------------|
| Construction cost                | £13.7 million        |
| Fees                             | £ 1.2 million        |
| Advance works                    | £ 0.3 million        |
| Non Contract F&F and ancillaries | £ 0.4 million        |
| <u>Total</u>                     | <u>£15.6 million</u> |

This represents an increase of £530,000 (3.5%) over the estimated cost approved by Policy and Resources committee on 14<sup>th</sup> February 2006. This can be accommodated by the release of existing pitches approvals.

#### **6. PERSONNEL IMPLICATIONS**

- 6.1 None

#### **7. LEGAL IMPLICATIONS**

- 7.1 None

## **8. ENVIRONMENTAL IMPLICATIONS**

- 8.1 The building has been designed taking into account the Environmental Protection Act 1990, and to the City Council's commitment to Environmental Protection. The project will be managed taking full cognizance of the BSRIA Environmental Code of Practice for Buildings and their Services. Accordingly every consideration has been given to reducing energy use in the new facility with the result that active mechanical and electrical installations have been kept to a minimum. An energy management system to minimize the operation of energy consuming devices has been included.
- 8.2 The remediation of this contaminated site is a significant contribution to the overall environmental improvement of the city. Developing on this type of brown field site relieves pressure on the green belt.

## **9 RECOMMENDATION**

- 9.1 It is recommended that Council approve the appointment of Central Building Contractors (Glasgow) Ltd for a revised tender sum not exceeding £13,710,000 for the construction of Toryglen Regional Indoor Training Facility.