



Glasgow City Council

Contracts and Property Committee

Report by George Gillespie, Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 11

28th November 2024

New Scaraway Nursery & Community Facilities – New Build Project – Tender Acceptance

Purpose of Report:

To recommend acceptance of the tender from Hubwest Scotland for the construction of the “Scaraway Early Learning & Childcare Facility + Community Facilities”.

Recommendations:

That Committee

1. notes the content of this report; and
2. approves the award of contract for the construction of the New Scaraway Early Learning & Childcare & Community Facilities to Hub West Scotland for £4,670,804.92 within an overall project budget of £6,700,000 as outlined in this report.

Ward No(s): Canal

Citywide:

Local member(s) advised: Yes ☒ No ☐

consulted: Yes ☐ No ☒

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1. Background

- 1.1. As part of the Scottish Government's commitment to the provision of 1140hrs of statutory Early Learning & Childcare (ELC), all local authorities were awarded a pro-rata capital provision to deliver the additional infrastructure that would be required to enable the provision of 1140hrs of free ELC.
- 1.2. Glasgow was awarded a total of £44.1m of capital funding from the Scottish Government to spend on projects which would enable and advance the 1140hr entitlement for families in the city.
- 1.3. The infrastructure interventions that Glasgow has planned, fall broadly into 4 categories of activity:
 - 1.3.1. New Build Facilities
 - 1.3.2. Refurbish & Repurposing Projects
 - 1.3.3. Extend Existing Facilities to increase Capacity
 - 1.3.4. Adaptations to Existing Facilities
- 1.4. A project to develop a new build facility at Scaraway in Milton was a project that was allocated £5.3m funding as part of the new build theme.
- 1.5. At the same time, a project to deliver community facilities in the area using £1.4m of funding secured as part of the Regeneration Capital Grant Fund (RCGF) was also being developed, therefore officers identified the benefits of delivering the two projects within one conjoined building. The £1.4m budget from RCGF was combined with the £5.3m budget for the early learning a childcare facility and a new combined budget of £6.7m was created to deliver this project.
- 1.6. Challenges encountered during the design development phase have created delays in the procurement and commencement of this project, however, the project was successfully put out to tender through HubWest Scotland on 30/08/2024 with tender returns submitted by 11th October 2024 and a final tender analysis report being provided on 25th October 2024.

2. Tender Return

- 2.1. Tenderers were informed that their tenders would be evaluated in accordance with SBCC Standard Building Contract With Quantities for use in Scotland (SBC/Q/Scot), 2016 Edition, incorporating Amendment 1, February 2018
- 2.2. Four valid tenders were received, and after tender clarifications and arithmetic checks and corrections were undertaken, a final construction tender price of £4,354,253.55 submitted by Fleming Buildings Ltd was agreed as representing the most financially advantageous offer and represented best value, coming within the pre-tender estimate carried out by Consultancy Services within NRS.
- 2.3. This agreed tender return remains open for acceptance until 9th January 2025.

2.4. The construction duration is noted as being 12 months and when added to the remaining pre-start activity should be completed by January 2026.

2.5. The project cost summary is illustrated below:

| Item | Cost |
|--|---------------|
| Amount of Tender from Hubwest Scotland (including Project Contingencies and fees) | £4,670,804.92 |
| Enabling Works - Completed | £338,862.00 |
| Client Contingency, Client Design Team Fees, Ancillaries, FFE, Decant, ICT, Fit Out. | £1,690,333.08 |
| Total Project Cost: | £6,700,000.00 |
| Budget Available: | £6,700,000.00 |

3. Terms and Conditions

3.1. SBCC Standard Building Contract With Quantities for use in Scotland (SBC/Q/Scot), 2016 Edition, incorporating Amendment 1, February 2018.

4. Policy and Resource Implications

Resource Implications:

Financial: The construction contract value comes within the overall budget for the project.

Legal: The legal team will be required to conclude the transaction.

Personnel: No direct personnel implications.

Procurement: No procurement implications.

Council Strategic Plan: This proposal supports the Council's priorities as noted:

Grand Challenge 1 Mission 2 – Meet the learning and care needs of children and their families before and through school.

Grand Challenge 2 Mission 3 - Raise attainment amongst Glasgow's children and young people.

Grand Challenge 3 Mission 2 – Become a net zero carbon city by 2030.

Grand Challenge 4 Mission 1 – Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

No specific equality related outcomes as a result of a replacement facility, however, this tender award will support the Council's Equality Outcomes in delivering an inclusive and accessible new public building within the portfolio.

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

This procurement will support the Council's policies on fair work practices and equality. Hubwest Scotland and Fleming Building Ltd are accredited Real Living Wage employers.

What are the potential equality impacts as a result of this report?

No negative equality impacts have been identified.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

This procurement will support the Council's policies on inclusive development. Community Benefits will be delivered in line with the requirements of the finalised contract.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

No. 49 To continue to invest in the school estate, for both carbon reduction, biodiversity gain, reduce flood risk and climate education as core principles.

What are the potential climate impacts as a result of this proposal?

The proposal brings positive impacts with the replacement of an existing facility in poor material condition and with low levels of energy efficiency/high energy costs. The proposal also co-locates 2 existing buildings into 1 facility with the efficiency of shared accommodations.

Will the proposal contribute to Glasgow's net zero carbon target?

The development will incorporate low and zero carbon generating technologies to achieve at least a 20% cut in CO2 emissions and the Glasgow 'Gold' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability.

The proposal adopts a timber structural solution and energy efficient thermal fabric. The building will also incorporate air source heat pumps, photovoltaic panels for generating electricity and electric vehicle charging facilities.

**Privacy and Data
Protection Impacts:**

No privacy or data protection impacts identified.

5. Recommendations

That Committee

1. notes the content of this report; and
2. approves the award of contract for the construction of the new Scaraway Early Learning & Childcare & Community Facilities to Hubwest Scotland for £4,670,804.92 within an overall project budget of £6,700,000 as outlined in this report.