



Glasgow City Council

Contracts and Property Committee

Report by Director of Legal and Administration

Contact: Maureen Fitzpatrick Ext: 76406

Item 4

1st May 2025

**The Provision of Construction Works for Block C Avenues
and George Square Public Realm**

Tender Reference: GCC006190CPU

Purpose of Report:

To submit details of the tenders received for the provision of construction works for Block C avenues and George Square public realm and recommend acceptance of the most economically advantageous tender as detailed in this report.

Recommendations:

The Contracts and Property Committee is requested to approve the award of a contract for the provision of construction works for Block C avenues and George Square public realm public realm to the contractor listed below.

Rainton Construction (Scotland) Ltd
Companies House Number - SC565812

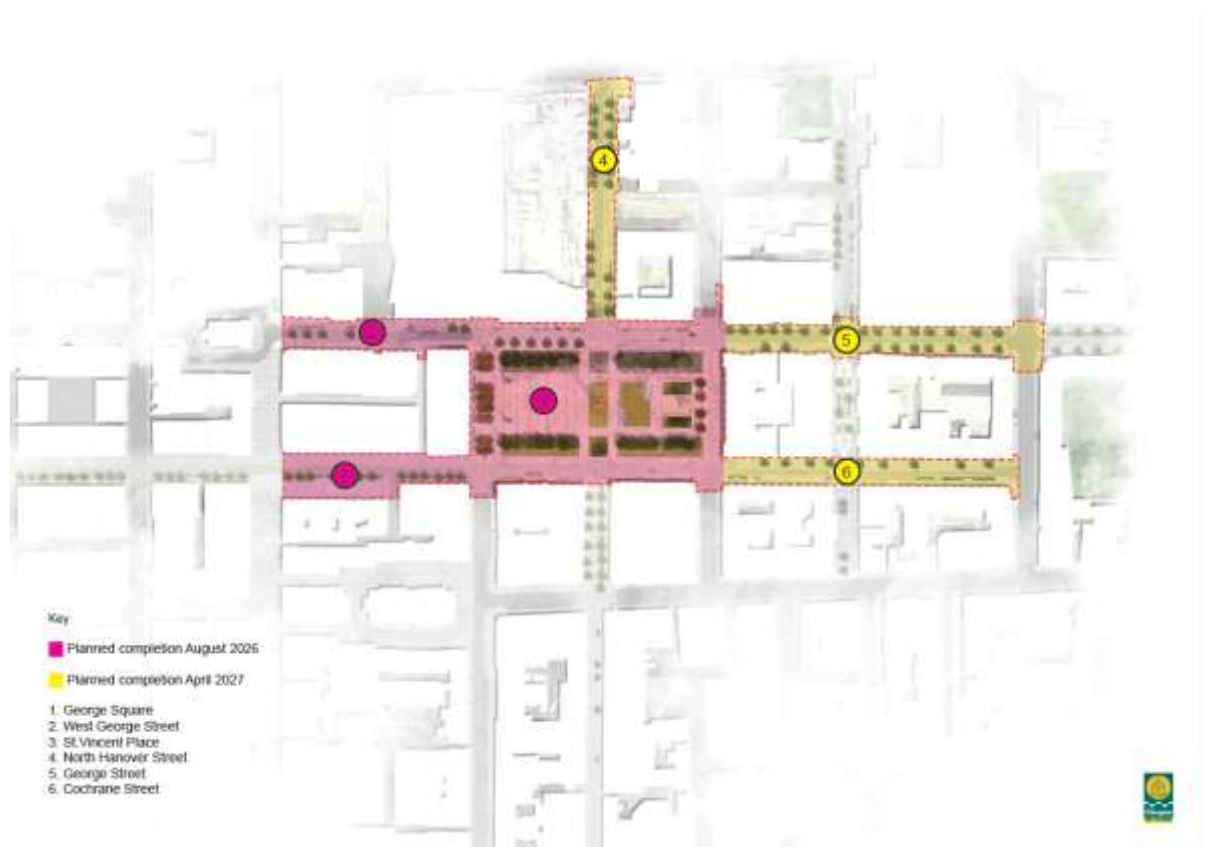
Ward No(s): 10

Citywide:

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

1 Background and Tender

- 1.1 Glasgow City Council's ("the council's") overall budget for the provision of construction works for Block C Avenues and George Square public realm is £22m. This is funded by Glasgow City Region City Deal (City Deal) capital budget (86%) and Glasgow City Council NRS capital budget (14%).
- 1.2 The project is part of the City Deal investment programme termed the Enabling Infrastructure Integrated Public Realm (EIIPR) project. It has become colloquially known as the "Avenues" programme due to its underlying ethos of creating connected green routes across the City Centre.
- 1.3 This contract relates to Phase 1 of Block C Avenues and George Square which includes the areas listed below. There are some additional areas included in the Phase 2 scope of Block C not listed below, and subject to funding being secured these will be progressed after completion of Phase 1:
- George Square – Building to building
 - West George Street (from Nelson Mandela Place to George Square)
 - St Vincent Place (full length)
 - North Hanover Street (from George Square to Cathedral St)
 - George Street (from George Square to Montrose St)
 - Cochrane Street (full length)



- 1.4 The project aims to rejuvenate the quality of streetscape and public realm to create a people-focused place that enhances the pedestrian and cycling

experience, promotes social interaction and dwell time, enhances the economic vibrancy of shops and services and environmental performance. George Square and surrounding avenues will integrate with other City Deal Programme investments, and specifically the broader Avenues programme. It will provide a connection between existing cycleways and upgraded public realm areas, with residential developments, businesses, offices and hotels.

- 1.5 A commodity team consisting of stakeholders from Neighbourhoods, Regeneration and Sustainability (NRS) and the Corporate Procurement Unit (CPU) was formed to develop the sourcing strategy and deliver a new contract.
- 1.6 It was agreed that a mini-competition process using lot 12 - streetscape and public realm works of the council's civils and infrastructure core works framework would be the most appropriate method to deliver this contract.
- 1.7 Works will commence in June 2025 and the Phase 1 scope of block C is scheduled to complete in Spring 2027.

2 Evaluation

- 2.1 10 contractors appointed to lot 12 of the framework were invited to participate in the mini competition. Of the 10 contractors, 3 submitted a bid. Of the 7 contractors that did not submit a bid, 4 provided a reason citing lack of capacity and unavailability.
- 2.2 The award evaluation was based on the following criteria and weightings:

Price	Quality	Quality Sub Criteria
30%	70%	Works Programme – 10%
		Traffic Management – 10%
		Lighting Installation – 5%
		Sustainability – 5%
		Communication – 10%
		Risk – 10%
		Green Infrastructure – 5%
		Conservation – 15%

- 2.3 The evaluation of award scoring and award value of the contractor which has been recommended for award is shown in the table below:

Description	Contractor	Total Evaluation Score	Value	Rank
The provision of construction works for Block C avenues	Rainton Construction	80.30%	£20,499,020	1

and George Square public realm	(Scotland) Ltd			
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A summary of the unsuccessful tender evaluation results can be found at Appendix A.

2.4 A summary of the Block C Phase 1 budget is as follows:

Block C: projected budget for main contract public realm works		£22,000,000
Preferred bidder price for main works		£20,499,020
Design and management fees		£992,533
Contingency		£508,447
Total		£22,000,000

2.5 Whilst there was an aspiration in early design stages to include a water feature as part of the redevelopment plans, this was removed from the tender documents to ensure that there was sufficient project budget to undertake the core works. Given the value of the landed tender for the Block C project, there is insufficient project budget remaining to include the water feature and it no longer forms part of the project scope.

3 Contract implementation and Contractor Management

- 3.1 This is an NEC3 contract therefore responsibility for monitoring day-to-day delivery of the contract will remain with the relevant NRS officer appointed to the role of Project Manager.
- 3.2 The agreed community benefits outcomes will be monitored via Cenefits which is a web-based monitoring tool. We will also capture sustainable commitments within the CPU Sustainable Register.

4 Policy and Resource Implications

Resource Implications:

Financial: The value of the contract is £20,499,020 within a total budget for the project of £22,000,000.

Legal: The report raises no new legal issues.

The Director of Legal and Administration will be responsible for concluding the contract.

Personnel: No direct personnel implications.

<i>Procurement:</i>	Mini competition as detailed in section 1.6.
Council Strategic Plan:	<p>The following Grand Challenge, Mission and Commitment are supported by this project:</p> <p>Grand Challenge 2, Mission 2, Commitment 2</p> <p>Grand Challenge 4, Mission 1, Commitment 19</p>
Equality and Socio-Economic Impacts:	
<i>Does the proposal support the Council's Equality Outcomes 2021-25</i>	Yes - the Sustainable Procurement Duty requires that before a contracting authority buys anything, it must think about how it can improve the social, environmental and economic wellbeing of the area in which it operates, with a particular focus on reducing inequality.
<i>What are the potential equality impacts as a result of this report?</i>	<p>The George Square public realm improvements in Glasgow, as part of the wider Avenues programme, bring several positive equality impacts. These changes are designed to create a more inclusive, welcoming, and accessible city centre for all. Some of the key positive equality impacts include:</p> <ul style="list-style-type: none"> • Improved Accessibility for Disabled People • Safer and More Comfortable Environment for Older People and Children • Gender Equality and Safety • Supporting Socioeconomic inclusion • Engagement and Co-Design <p>Equalities Impact Assessments are produced for each individual City Deal funded project and are published on the council's web site.</p> <p>https://www.glasgow.gov.uk/article/1328/Equality-Impact-Assessment-EqIA</p>
<i>Please highlight if the policy/proposal will help address socio economic disadvantage.</i>	<p>Fair Work First was included as part of the award criteria for the framework with a weighting of 5%.</p> <p>The contractor recommended for award, Rainton Construction (Scotland) Ltd, has confirmed the following Fair Work First policies within its framework submission:</p>

- Pays the Real Living Wage.
- No gender pay gap issues.
- No Inappropriate use of zero-hour contracts.
- Training programme established.
- Regular professional development reviews.
- Various measures in place to ensure employees at all levels have a voice.
- Flexible working arrangements available.

Community Benefits was included as part of the tender process. The contractor recommended for award, Rainton Construction (Scotland) Ltd, has confirmed the following outcomes:

- 2 x New Employee - Full Time Job (from Priority Group)
- 5 x New Employee - Full Time Job (non-Priority Group)
- 1 x New Entrant Graduate - Full Time (from Priority Group)
- 1 x Apprentice Transferred - Full Time

The proposal supports outcome 1 of the councils Equality Outcomes 2021 to 2025.

Climate Impacts:

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

The proposal supports the following Climate Plan actions: 5, 36, 40, 51 and 56.

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

The project will have positive climate impact, and it will address three of the five Climate Plan's themes:

- Theme 3 – Well Connected and Thriving City
- Theme 4 - Health and Wellbeing
- Theme 5 – Green Recovery

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

Delivery of the City Deal Programme and projects will contribute to Glasgow's net zero carbon targets.

Recent updates to Green Book require projects to demonstrate alignment to net zero ambitions and carbon reduction.

The recommended contractor will be required to comply with the Low Emission Zone. The contractor has also developed a Carbon Management Plan that includes the following:

- Use of electric vehicles
- Monitoring of fuel usage
- Utilise electric powered plant
- Minimise non-essential journeys

**Privacy and Data
Protection impacts:**

No data protection impacts identified.

5 Recommendations

The Contracts and Property Committee is requested to approve the award of a contract for the provision of construction works for Block C Avenues and George Square public realm to the contractor listed below.

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Companies House Number - SC565812

Appendix A – Unsuccessful Contractors

Contractor	Total Evaluation Score	Rank
R J McLeod (Contractors) Ltd (Companies House No. SC028565)	77.60%	2
Wills Bros Civil Engineering Ltd (Companies House No. 7253083)	75.27%	3