



Glasgow City Council

Contract & Property Committee

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

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**Item 2**

20th March 2025

**LEIP FUNDING PHASE 2 INVESTMENT – CALTON GAELIC /BUN-SGOIL  
GHAIHLIG A' CHAILTAINN**

**Purpose of Report:**

To recommend acceptance of the tender from City Building Contracts LLP for the redevelopment of the former St James' Primary School and the creation of a new Primary School for Gaelic Medium Education.

**Recommendations:**

It is recommended that the Contracts & Property Committee:

- i. Notes the report.
- ii. Approves the award of contract for the redevelopment of the former St James' Primary School to City Building Contracts LLP for £17,672,780 within an overall project budget of £23,838,000.

Ward No(s):

Citywide: ✓

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

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## 1 Calton Gaelic/Bun-Sgoil Ghaidhlig A'Chailtainn

- 1.1 As part of the Scottish Government's Learning Estate Investment Programme (LEIP), GCC was successful in securing funding as a qualifying project for the redevelopment of the former St James' Primary School into a new Primary School for the provision of Gaelic Medium Education (GME).
- 1.2 NRS' Consultancy Services commenced design development works on this significant capital project in early November 2022 and completed design works to tender standard by May 2024.
- 1.3 An advanced works package was issued to City Building Contracts on 23/06/2023 and included the following scope of works: *re-building of loose high-level masonry, new timber roof trusses and sarking, demolition of octagonal section to rear of existing building, buddleia and organic material removal and rot removal and treatment*, Totalling: £1,316,287.49.
- 1.4 In addition to this advanced work package, emergency works to the value of £133,032 were carried out. These works involved: *removing slates and roof timbers to avoid uncontrolled collapse of wall heads together with some careful down-taking of high-level masonry for re-building*) and also a demolition package totalling £1,863,900 carried out via City Property.
- 1.5 Tender documentation for the remainder of the redevelopment works was prepared following Client agreement of final designs and was issued to City Building on 10/06/2024 with a return date of 30/08/2025.
- 1.6 City Building (Contracts) LLP was advised that their tender would be evaluated in accordance with Alternative 2 in JCT Series 2 Practice Note 6. After clarifications, value engineering and arithmetical corrections, a final tender price of £17,672,780 was agreed as representing Best Value, coming within an acceptable percentage of the pre-tender estimate carried out by Consultancy Services.
- 1.7 This agreed tender price remains open for acceptance until 16/04/2025. If awarded, opportunities for further value engineering and cost reductions will continue to be pursued by the project team.
- 1.8 The construction duration is noted as being 76 weeks. The ambition for the project is for all works to be completed for the school to occupy the new facility by October 2026.

1.9 The project cost summary is illustrated below:

Item	Cost
Amount of Tender from City Building (Contracts) LLP (including Project Contingencies)	£17,672,780
Enabling Works	£1,316,287
Emergency works	£133,032
Demolition works	£1,863,900
Consultants & Project Management Fees	£2,278,737
Ancillary Costs	£373,264
Decant, ICT, Furniture & Fittings Costs	£200,000
<b>Total Project Cost:</b>	<b>£23,838,000</b>
<b>Budget Available:</b>	<b>£23,838,000</b>

## 2 Policy and Resource Implications

### Resource Implications:

*Financial:* The tender sum is within the affordability cap set for this project and can be contained within overall financial planning for this programme.

*Legal:* Legal Services will support the preparation of necessary agreements and legal advice throughout the investment programme period.

*Personnel:* All personnel implications will be managed during the assessment of investment proposals.

**Council Strategic Plan:** This proposal supports the Council's Grand Challenges and Missions as follows:

GC 1 Mission 1, 2

GC 2 Mission 2, 3

GC 3 Mission 2

### Equality and Socio-Economic Impacts:

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* This tender award will support the Council's Equality Outcomes in delivering an inclusive and accessible new public building within the portfolio.

<i>What are the potential equality impacts as a result of this report?</i>	Overall positive impact in terms of widening the reach of GME in the City and constructing a more accessible building
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<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	None identified
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### **Climate Impacts:**

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	The building will be constructed to the current high standards of environmental sustainability and carbon reduction.
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<i>What are the potential climate impacts as a result of this proposal?</i>	A sustainable building with significant investment in carbon reducing technology and performance.
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<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	Yes – it will be a highly efficient building with many carbon reducing specifications
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### **Privacy and Data Protection Impacts:**

No Privacy & Data Protection impacts identified

Are there any potential data protection impacts as a result of this report  
Y/N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

## **3 Recommendations**

The Committee is asked to:

- (i) Note the report;
- (ii) Approves the award of contract for the redevelopment of the former St James' Primary School to City Building Contracts LLP for £17,672,780 within an overall project budget of £23,838,000.