



Glasgow City Council

Contract & Property Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: David McEwan Ext: 20463

Item 3

28th August 2025

Easter Queenslie Depot Redevelopment – Tender Acceptance

Purpose of Report:

To recommend acceptance of the tender from City Building Contracts LLP for the significant redevelopment of Easter Queenslie Depot.

Recommendations:

It is recommended that the Contracts & Property Committee:

- i. Notes the report.
- ii. Approves the award of contract for the redevelopment of Easter Queenslie Depot to City Building Contracts LLP for £32,544,155.35 being within the affordability cap and budget available for this project.

Ward No(s):

Citywide: ✓

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

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1 Background

- 1.1 As part of the review of NRS Depots, the existing facility at Easter Queenslie was identified for redevelopment as a centre of excellence for recycling to support the delivery of the Resource and Recycling Strategy. The redevelopment will incorporate a Material Transfer Station (MTS), Materials Recovery Facility (MRF), reconfigured Household Waste Recycling Centre (HWRC) and much improved welfare and amenity facilities for frontline staff.
- 1.2 NRS' Consultancy Services commenced design development works on this significant capital project in May 2021 and completed design works to tender status in October 2024.
- 1.3 Tender documentation for the works was prepared following Client agreement of final designs and was issued to City Building on 10th March 2025 with a return date of 4th June 2025.

2 Tender Return

- 2.1 The tender return was checked in accordance with Alternative 2 for the NBS Guide to Tendering and JCT Practice Note 2017 for Tender Checking. After qualifications, clarifications and arithmetic checks, a final tender price of £32,544,155.35 was confirmed. This comes within an acceptable percentage of the estimate carried out by Consultancy Services.
- 2.2 This tender return remains open for acceptance until 2nd October 2025. If awarded, opportunities for further value engineering and cost reductions will continue to be pursued by the project team.
- 2.3 The construction duration is noted as being 108 weeks including site establishment and holidays.
- 2.4 The project cost summary is illustrated below:

Item	Cost
Amount of Tender from City Building (Contracts) LLP	£32,544,155.35
Advanced Demolition and Piling Works (some complete, some ongoing)	£3,000,000.00
Client Development Costs	£4,166,369.00
Contingency & Allowances	£3,396,504.73
Total Project Cost:	£43,107,029.08

- 2.5 The project team (GCC & CBG) will continue to work together to identify additional areas for value engineering and cost savings during the currency of the contract.

3 Policy and Resource Implications

Resource Implications:

<i>Financial:</i>	The tender sum is within the affordability cap set for this project and can be contained within the overall financial budget for this project.
<i>Legal:</i>	Legal Services will support the preparation of necessary agreements and legal advice throughout the investment project period.
<i>Personnel:</i>	All personnel implications will be managed during the assessment of investment proposals.

Council Strategic Plan:	Support for Grand Challenge 3, Mission 2, Commitment 8. Support for Grand Challenge 4, Mission 1, Commitments 3, 6, 10, 11.
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Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Not applicable.
<i>What are the potential equality impacts as a result of this report?</i>	No negative impacts anticipated.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	A key element of the strategy relates to the construction of a new MRF at Easter Queenslie which is intended to improve the overall quantity and quality of recyclables managed by the council.
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What are the potential climate impacts as a result of this proposal?

The activities detailed within this Committee report will support a more effective and efficient property estate; better energy efficiency within buildings, reduced maintenance, and promoting the capture of high-quality recyclables within a new MRF at Easter Queenslie.

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

Yes, more a more efficient and effective property estate, combined with a new MRF to improve recycling in Glasgow, will contribute towards the City becoming a Net Zero City.

Privacy and Data Protection Impacts:

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

No.

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

4 Recommendations

The Committee is asked to:

- (i) Note the report.
- (ii) Approves the award of contract for the redevelopment of Easter Queenslie Depot to City Building Contracts LLP for £32,544,155.35 being within the affordability cap and budget available for this project.