



Glasgow City Council

Contracts and Property Committee

Report by Director of Legal and Administration

Contact: Maureen Fitzpatrick Ext: 76406

Item 1

19th March 2026

**The Provision of Works for Argyle Street East
Public Realm Construction**

Tender Reference: - GCC006463CPU

Purpose of Report:

To submit details of the tenders received for the provision of works for Argyle Street east public realm construction 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 works for Argyle Street east public realm construction to the contractor listed below.

Wills Bros Civil Engineering Limited
Companies House Number - 07253083

Ward No(s):

Citywide: ✓

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

1 Background and Tender

- 1.1 Glasgow City Council's ("the council's") budget for the provision of works for Argyle Street east public realm construction is approximately £12,000,000.
- 1.2 This contract involves the appointment of a suitably qualified contractor to carry out public realm improvement works in the Argyle Street east area of the city. These works will include reconstruction of footways and carriageways to high quality public realm including creation of new cycleways and green/blue infrastructure.
- 1.3 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.
- 1.4 It was agreed that an open tender process would be the most appropriate method to deliver this contract. The opportunity was advertised via UK Find a Tender Service and Public Contracts Scotland.
- 1.5 The duration of the contract is 36 months from the date of award.
- 1.6 The contract will be utilised by NRS.

2 Evaluation

- 2.1 23 contractors expressed an interest in this tender. Of the 23, 4 submitted a bid. Of the 19 contractors that failed to respond, 9 cited capability and capacity issues. The remaining contractors failed to provide a reason. 2 of the 4 contractors that submitted a bid failed to pass the pre-selection stage and were not taken through to the award evaluation.
- 2.2 The evaluation was based on the following award criteria and weightings: -

Price	Quality	Quality – Sub Criteria	Weighting
30%	70%	Communication	12.5%
		Traffic Management	12.5%
		Works Programme	15%
		Supply Chain	5%
		Green Infrastructure	7.5%
		NWR Infrastructure	10%
		Sustainability	2.5%
		Fair Work First (including the Real Living Wage)	5%

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

Description	Contractor	Total Evaluation Score	Evaluation Value	Rank
The Provision of Works for Argyle Street East Public Realm Construction	Wills Bros Civil Engineering Limited	84.00%	£12,190,543	1

2.4 A summary of the unsuccessful tender evaluation results can be found at Appendix A.

3 Contract implementation and Contractor Management

3.1 This is an NEC4 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 outcome of our Contract Management Assessment Tool (CMAT) has deemed this contract to be categorised as low. The contractor will be monitored in line with our contract and contractor management process which includes tracking the contractor's performance against the key performance indicators and working collaboratively to identify opportunities of improvement and innovation.

3.3 The agreed community benefit outcome commitments 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 estimated contract award value is £12,190,543.

NRS has committed to providing an additional £190,543.

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.

Procurement: An Open Tender as detailed within paragraph 1.4.

Council Strategic Plan: The contract supports Grand Challenge 2, Mission 2.

The deliverables for each of the priorities are listed below within the Sustainability Impact section.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29

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.

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

An EQIA was not required for this contract.

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

Fair Work First was included as part of the award criteria with a weighting of 5%.

The supplier recommended for award, Wills Bros Civil Engineering Limited, has confirmed the following 7 policies within its tender submission:

- Payment of at least the Real Living Wage
- Provide appropriate channels for effective workers voice
- Investment in workforce development
- No inappropriate use of zero hour contracts
- Action to tackle the gender pay gap and create a more diverse and inclusive workforce
- Offer flexible and family friendly working practices for all workers from day one of employment
- Oppose the use of fire and rehire practice

Community Benefits was included as Mandatory non-evaluated. The contractor recommended for award, Wills Bros Civil Engineering Ltd, has confirmed the following outcomes:

2 x New Employee - Full Time Job (non-Priority Group)
2 x Apprentice New Start - Full Time (from Priority Group)

1 x MCR Pathways 1-2-1 Mentoring Programme (or equivalent Programme)
1 x School Mentoring or Enterprise Programme
2 x Taster Sessions (Council or Delivery Partner Programmes)
4 x Work Experience Placement – School
1 x Work Experience Placement - Non School
4 x Career Event
4 x Workplace Visit

Climate Impacts:

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

The contractor recommended for award, Wills Bros Civil Engineering Limited, has several policies, carbon reduction plans and group sustainability goals and targets which support the climate action plans.

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

Within the tender submission, the contractor recommended for award, Wills Bros Civil Engineering Limited, identified a number of solutions to mitigate climate impact. These solutions ranged from Investing in fuel-efficient plant; Sourcing low-carbon concrete mixes and recycled aggregate, minimisation & management of waste & circular economy via a waste management plan and biodiversity protection and enhancement provided by noise monitoring; use of ecological surveys providing an assessment of protected species and habitats in the area. The contractor also details processes for measurement and reporting on the above via Environmental Aspects & Impacts Register and an Environmental Mitigation Register

Wills Bros Civil Engineering Limited also holds PAS 2080 verification which is a globally recognised standard for carbon management in buildings and infrastructure, cementing commitment to carbon reduction.

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

Yes as above

Privacy and Data Protection impacts:

Are there any potential data protection impacts as a result of the report

No

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

N/A

5 Recommendations

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Appendix A – Unsuccessful Contractor

Contractor	Total Evaluation Score	Rank
John Graham Construction Ltd trading as Graham Construction (NI3503)	80.59	2