
To: The Finance, Resources and Customer Services Policy Board

On: 5 June 2019

Report by: The Chief Executive

Heading: Contract Authorisation Report: Redevelopment of Paisley Town Hall – hub West Scotland Award of Advance Works Contract

1. Summary

- 1.1 A key ambition of the Paisley Town Centre Asset Strategy and Action Plan is the external and internal refurbishment of Paisley Town Hall.
 - 1.2 On 8 November 2017 the Finance, Resources and Customer Services Policy Board approved the request to appoint hub West Scotland to deliver stages 0, I and the design development stage of Stage II of the hub West Scotland proposals contained in their 'Renfrewshire Council – Paisley Town Hall Project Delivery Approach' document.
 - 1.3 On 27 March 2019 the Finance, Resources and Customer Services Policy Board approved the New Project Request and detailed technical design. The Board was advised that a further report would be brought to this Board on 5 June 2019 to seek approval to award the Advance Works contract.
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2. Recommendations

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:

- (a) approve the award of the Advance Works Contract to hub West Scotland as the main contractor with works then being sub-contracted to Kier Construction Ltd.
 - (b) note that a further report will be brought to this Board in November 2019 to seek approval of the award of the Main Works Contract.
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3. **Background**

- 3.1 Paisley Town Hall is one of Paisley's most striking buildings. The Town Hall, which is owned by the Council and operated by Renfrewshire Leisure, is an important cultural and civic asset for the town and the people of Renfrewshire.
- 3.2 Comprehensive surveys identified a need for significant repairs to the external and internal fabric of the building, to include asbestos removal, renovation, upgrading of the existing services and improvements to internal spaces.
- 3.3 In October 2017 a Contract Strategy was agreed with the Head of Regeneration and the Head of Policy and Commissioning for the refurbishment of Paisley Town Hall. This strategy considered procurement options taking into account a number of key factors including project risk, route to market, resources and best value.
- 3.4 The strategy recommended that hub West Scotland be appointed as the preferred delivery partner for the project.
- 3.5 hub West Scotland was established in April 2012 by the Scottish Futures Trust to provide a mechanism for delivering public sector infrastructure through a single public – private development partner.
- 3.6 Utilisation of hub West Scotland will provide a range of benefits, including:
 - Reduced time to market: hub West Scotland were appointed following a full procurement exercise regulated by the Public Contracts (Scotland) Regulations 2006, carried out by the Scottish Futures Trust. Hub West Scotland in turn carry out their own tender process every 5 years to appoint their supply chain which minimises time to market for the Council;
 - Early contractor engagement: this project will benefit from early contractor involvement in terms of advice on working methods, buildability and sequencing of works, which are essential in a

refurbishment project of this nature to inform the design at an early stage and reduce construction risk;

- Community Benefits: hub West Scotland have appointed a dedicated Community Benefits Officer who is working closely with the Council's Cultural Infrastructure Team to ensure a broad range of training, employment and supplier development community benefits are offered in Renfrewshire by the consultants appointed at design stage and by the main contractor once appointed.
- Community Benefits for the Project will be delivered under the hwS Advance Works Contract with Kier Construction Ltd to the value and duration agreed under their initial appointment.

Community Benefit Description	No of People / Activity
Graduates	1
Apprenticeship	1
Work Experience Placements (16+ years of age)	1
Further Education Visits	1
School Visits	1
Supply Chain Briefings with SME's	1
Meet the Buyer Events	1
Non-Financial Support for a Community Project	1

- 3.7 On 8 November 2017 a report was taken to the Finance, Resources and Customer Services Policy Board recommending that hub West Scotland be appointed to deliver stage 0 and I and the Design Development Stage of Stage II of their proposal dated 1 October 2017 'Renfrewshire Council – Paisley Town Hall Project Delivery Approach'. This was approved.
- 3.8 On 27 March 2019 a report was taken to the Finance, Resources and Customer Services Policy Board recommending the approval of the issue of a New Project Request to hub West Scotland for the project. This commenced hub West Scotland Stage II, including further development of the design through the detailed technical design stage and providing an accurate price for the project in advance of entering into the contracts for the Advance Works and Main Works Contracts respectively. This was approved.
- 3.9 Within the 27 March 2019 report, we advised this further report would be brought to the appropriate Board requesting approval to award the Advance Works Contract.

- 3.10 The project is being undertaken in two phases: (1) Advance Works contract; and (2) Main Works contract.
- 3.11 The Advance Works contract will encompass: stone repairs, roof drainage repairs, above ground drainage repairs within the building, rot eradication, removal of asbestos, window repairs and improvements, removal of exposed non-essential mechanical, electrical and plumbing services, fall arrest systems on the roof as required, down takings of general items in the building and scaffolding and access equipment to support the works. This work will assist in reducing the risk to the project.
- 3.12 The Main Works contract will encompass the redevelopment and transformation of the Town Hall, including complete renewal of mechanical, electrical and plumbing systems, re-development of the Main Hall into a modern venue, provision of full catering kitchen, network bar, digital lounge and dance studio with all front of house spaces and rooms upgraded with new interior design. Acoustics will be improved, protection from fire and escape from the building will be improved and accessibility will be provided to all, except for the second floor.
- 3.13 The estimated cost of the works, which will be under hub West Scotland's management (which hub West Scotland term "Affordability Cap") is:

Advance Works	£1,073,092
Main Works	£18,106,623
Total	£19,179,715

- 3.14 Renfrewshire Council will manage other costs:

Advance Works	£191,058
Main Works	£2,629,227
Total	£2,820,285

For the Advance Works, the cost managed by the Council is for Client Contingency.

For the Main Works, the amount retained by the Council includes Client Contingency, utilities connections costs, statutory authorities' costs, surveys carried out directly, loose furniture, fittings and equipment, decant of the building after closure, security and maintenance during the building shutdown period, ICT connection costs, external CCTV

costs, technical services fees and a provision for future design team consultant variations.

3.15 The allocation of estimated costs to be managed by hub West Scotland and those to be managed by Renfrewshire Council, as well as the allocation of estimated costs between the Advance and Main works contract has changed slightly from those reported as estimated costs in March 2019 to reflect firmer estimates from work packages having been returned.

3.16 In respect of these works the following estimated keys dates should be noted:

Planning Consent (Date Granted)	16/05/19
FRCSPB for approval of Advance Works Contract	05/06/19
Advance Works complete	06/11/19
FRCSPB for approval of Main Works Contract	13/11/19
Main Works commence	15/01/20
Main Works complete	17/09/21

3.17 The Council approved the investment in Paisley Town Hall on 27 September 2017. The project remains within the £22million budget funded from existing approved resources.

3.18 The Council has appointed a dedicated Project Manager from Property Services to manage the project. This overview will continue following the issue of the New Project Request, through the detailed technical design stage and throughout construction, but hub West Scotland will lead the design team.

3.19 The Corporate Procurement Unit will continue to work with hub West Scotland to ensure the Council's community benefits approach is followed and appropriate community benefits are delivered throughout the Project.

Implications of the Report

1. **Financial** – the Council approved the investment in Paisley Town Hall on 27 September 2017. The project remains within the £22million budget funded from existing approved resources.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning** –

- Reshaping our place, our economy and our future - The contract will deliver the refurbishment of Paisley Town Hall, establishing the facility as a high-profile venue contributing to the regeneration of Paisley and associated economic benefits for Renfrewshire.
 - Tackling inequality, ensuring opportunities for all - The contract will deliver a broad range of Community Benefits including employment opportunities for individuals currently in receipt of employability support, employment for graduates, work placements, support with careers events and a range of business and mentoring support opportunities. Accessibility within the facility will be significantly improved.
 - Creating a sustainable Renfrewshire for all to enjoy – the contract will deliver refurbishment of a Grade A listed building, situated in the centre of Paisley creating an attractive and functional space for building users and improving the environment for all. Sustainability Key Performance Indicators will be tracked through the project.
 - Working together to improve outcomes – consultation with key stakeholders and user groups is ongoing to ensure that the building achieves the ambition of the town.
4. **Legal** - the procurement exercise to establish Hub West Scotland and the ability of the Council to enter into Contract with Hub West Scotland has been conducted in accordance with the EU Procurement Regulations.
 5. **Property/Assets** - the redevelopment of Paisley Town Hall is a key project within Renfrewshire Council's Heritage Asset Strategy and will improve the quality and fabric of the building, preserving the Town Hall for future generations.
 6. **Information Technology** - business and associated ICT requirements are under development and will support the function of the Town Hall.
 7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
 8. **Health & Safety** - Where survey work has been instructed, the Council has asked for, and received, Risk Assessments and Method Statements. Once the Contractor is appointed to carry out any construction work appropriate Health and Safety documentation will be gathered and assessed.

9. **Procurement** – Hub West Scotland is a joint-venture organisation which is owned by both the public and private sectors. The procurement process to establish the hubco for the hub West Territory was conducted in accordance with the above EU Threshold Competitive Dialogue Procedure for Services. On 5 March 2012 the Finance and Policy Board agreed that Renfrewshire Council could participate in the Hub West Territory Partnering Agreements. This means that when developing the procurement strategy for infrastructure projects which encompass an element of design and build, partnership with Hub West can be considered as an option if it satisfies the requirement to achieve Value for Money, including adding social value through the project.
 10. **Risk** - A Risk Register has been produced for the project and will be managed and maintained throughout the project lifetime.
 11. **Privacy Impact** - No Privacy Impact implications have been identified or are anticipated.
 12. **Cosla Policy Position** – No Cosla Policy Position implications have arisen or are anticipated.
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List of Background Papers

8 November 2017 – Finance, Resources and Customer Services Policy Board – Contract Authorisation Report: Redevelopment of Paisley Town Hall, Stage 0, Stage 1 and Design Development Stage of Stage 2.

27 March 2019 – Finance, Resources and Customer Services Policy Board – Contract Authorisation Report: Redevelopment of Paisley Town Hall – hub West Scotland New Project Request and Advance Works Contract.

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