

**To:** Finance, Resources and Customer Services Policy Board

**On:** 14 November 2018

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**Report by:** The Chief Executive and the Head of Regeneration

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**Heading:** Paisley Learning and Cultural Hub – Enabling Works (Hub West Scotland)

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**1. Summary**

- 1.1 The relocation of Paisley Central Library to a new location in Paisley High Street is linked to the redevelopment of the Paisley Museum. The Paisley Museum Re-imagined project is the flagship project of the Paisley Heritage Asset Strategy which was approved by the Council meeting in January 2014.
- 1.2 The Council agreed that officers take forward the commissioning of detailed studies and surveys of the building at 22 High Street between 2015 - 2017. This has informed a Feasibility Study for the proposed Paisley Learning and Cultural Hub (the “Project”).
- 1.3 Following completion of the feasibility study, the Finance, Resources and Customer Services Policy Board approved the appointment of Hub West Scotland (hWS) on 28 March 2018 as lead contractor for the Paisley Learning and Cultural Hub project and a budget of £6,686,245 for the Project.

- 1.4 This paper seeks approval to progress with the first phase (enabling and soft strip out works) of the construction works.
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## 2. **Recommendations**

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

- (a) authorise the award of the enabling and soft strip out works package within Paisley Learning and Cultural Hub project to Hub West Scotland as the main contractor with works then being sub-contracted to CCG (Scotland) Limited (CCG);
  - (b) authorise the sum of the enabling and soft strip out works package totalling £433,590.00 excluding VAT;
  - (c) authorise the use of a potential contingency allowance (where required) of an additional £20,000 excluding VAT in addition to the sum to detailed in 2.1(b) above;
  - (d) note the use of further sub-contractors Greenair Environmental Limited and Burnfield Builders and Demolishers Limited within CCG's supply chain; and
  - (e) note that the total construction period for this phase of construction works is anticipated to be 14 weeks with the date of commencement of the works scheduled to be on 7th January 2019 with the estimated date of completion being 12th April 2019.
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## 3. **Background**

- 3.1 The Paisley Learning and Cultural Hub project (the "Project") has been developed to create a modern accessible community resource in the heart of Paisley's High Street. This project supports the aspirations of the Council Plan, and the local regeneration strategies as set out in the Renfrewshire Local Development Plan, Community Plan and Economic

Framework. The Paisley Town Centre Action Plan 2016 – 2026 provides the local context for this key regeneration project.

- 3.2 Following a thorough Feasibility Stage, it was accepted that a refurbishment option (rather than a new build option) offered the most suitable and largest potential development solution. Accordingly, a New Project Request (a Hub West Scotland governance requirement) was submitted by the Council for a single stage main works project to Hub West Scotland (hWS) which was accepted by the hWS Board on 31st May 2018 and resulted in the appointment of CCG (Scotland) Limited (CCG) as the main contractor for the Project. This was reported to the Renfrewshire Council Leadership Board on 20 June 2018.
- 3.3 CCG were appointed as main contractor for the Project following a market testing exercise (hWS terminology for a bidding / tender process) undertaken by hWS at the initiation of the Feasibility Stage. Appointing a contractor as early as possible in the Project was vital due to the challenging nature of the site (its constraints with the appointment to assist in the programming, logistics and buildability review of the site) and design options during the Feasibility Stage.
- 3.4 Whilst progressing with the Concept Design stage of the Project, hWS, CCG and the Council agreed that there was an opportunity to undertake targeted enabling works to facilitate asbestos removal with a subsequent soft strip element. By undertaking the enabling and soft strip out works earlier than expected, it would provide an opportunity for further intrusive surveys to be undertaken in an asbestos free environment which would provide better understanding of the buildings actual condition and provide overall better cost certainty informing the final price for the complete works.

Additionally, it was also identified that by undertaking the enabling works earlier (currently programmed for 07<sup>th</sup> January 2019), it will provide main works programme betterment of circa 14 weeks.

- 3.5 Following conclusion of Concept Design stage, a hWS stage report was received by the Council on 02 October 2018 and presented to the Cultural Infrastructure Steering Board on 03 October 2018 confirming that at time of submission of the report, the Project was still on time, budget and programme.
- 3.6 Following conclusion of Concept Design stage, a market testing exercise was undertaken by CCG (with assistance from hWS and utilising CCG's existing supply chain network) to enable the appointment of suitable sub-contractors to undertake the separate works packages for the asbestos removal and soft strip elements.
- 3.7 For both work packages, five organisations were approached and invited to provide a tender submission. For both works packages, three tender submissions were returned. The market testing exercise for both elements was structured on 100% price (as organisations had already been assessed and accepted with regards to experience, delivery, quality etc. as part of the entry process to CCG / hWS's supply chain) with the organisations invited to provide their costs on a fixed lump sum basis and include a schedule of rates for other items not covered within the scope issued by CCG.
- 3.8 Following receipt of tender submissions and subsequent review by hWS, CCG and the Council, Greenair Environmental Limited were identified to be appointed as an additional sub-contractor to undertake required asbestos removal with Burnfield Builders and Demolishers Limited being identified as an additional sub-contractor to undertake required soft strip works. Both organisation will work in conjunction with CCG to deliver the enabling and soft strip works package required within the Project on behalf of hWS.
- 3.9 Community benefits for the Project will be delivered under the hWS main works contract with CCG to the value and duration agreed under their initial appointment.
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## **Implications of the Report**

1. **Financial** – The costs attributed to this Contract will be met by Chief Executives Services – Regeneration
2. **HR & Organisational Development** – The Learning and Cultural Hub once implemented will be operated and managed by Renfrewshire Leisure. Renfrewshire Leisure will determine the human resources and organisation development requirements for the operation in due course.
3. **Community/Council Planning**
  - Our Renfrewshire is thriving – Progressing cultural and heritage-led regeneration projects results in a stimulus to the local economy via contracts won and visitors and user numbers. The Learning and Cultural Hub can be a key partner in helping governments to achieve growth and sustainable jobs.
  - Our Renfrewshire is well – The Paisley Learning and Cultural Hub will provide improved access to all services and will promote longer, healthier lives, assisting with reducing health inequalities.
  - Our Renfrewshire is fair – The Paisley Learning and Cultural Hub will provide improved access to all services including digital support for the community.
  - Reshaping our place, our economy and our future – The Paisley Learning and Cultural Hub will secure the restoration and productive re-use of a high profile vacant building which will house a flagship community facility which helps to support growth and sustainable jobs. This will also increase footfall, and the associated increased use of the High Street offers potential

benefits to traders, assisting the economy of Paisley Town Centre.

4. **Legal** – The procurement exercise to establish the ability of the Council to enter into a Contract with Hub West Scotland has been conducted in accordance with the EU Procurement Regulations.
5. **Property/Assets** – The Paisley Learning and Cultural Hub is a key project within the Heritage Asset Strategy and will provide a valuable community resource as well as enabling the Paisley Museum Reimagined project to progress.
6. **Information Technology** – No Information Technology implications have arisen or are anticipated.
7. **Equality & Human Rights** – 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 because for example it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website. An Equality Impact Assessment is being prepared as part of the project requirements and relevant disability groups will be consulted as part of the process.
8. **Health & Safety** – A Health and Safety strategy is being developed for the project and will be applied at all relevant project stages.
9. **Procurement** – Hub West Scotland is a joint-venture organisation which is owned by both the public and private sectors and as such are not obligated to abide by public sector procurement regulations and protocol. The procurement process to establish the "hubco" for the hub West Territory was conducted by the Scottish Futures Trust (an

infrastructure delivery company owned by the Scottish government) 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 co-ordinated by the Scottish Futures Trust.

The agreement with the Scottish Futures Trust allows the Council to consider a partnership with Hub West as an option when developing procurement strategies for infrastructure projects which encompass an element of design and build if it satisfies the requirement to achieve Value for Money, including adding social value through the project.

A Procurement Strategy has been prepared for the Paisley Learning and Cultural Hub by the Corporate Procurement Unit.

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

- (a) *Report to Leadership Board 20 June 2018, "Paisley Learning and Cultural Hub",*
- (b) *Report to Finance and Customer Services Policy Board 28 March 2018, "Paisley Learning and Cultural Hub",*
- (c) *Report to Council: 15th December 2016, 'Paisley Town Centre Regeneration (Learning and Cultural Centre)'.*
- (d) *Report to the Planning and Property Board: 15th March 2016, 'Paisley Library Relocation.'*
- (e) *Report to Leadership Board; 17 February 2016, 'Paisley Central Library Consultation Report'.*

- (f) *Report to Economy & Jobs Policy Board; 18 November 2015, 'The Regeneration of Paisley Town Centre – Paisley Museum'.*
- (g) *Report to the Economy and Jobs Board: 18th November 2015, 'Paisley Heritage Asset Strategy: Progress Report 4'.*

The foregoing background papers will be retained within Regeneration Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Alasdair Morrison, Head of Regeneration, Tel: 0141 618 4664, [alasdair.morrison@renfrewshire.gov.uk](mailto:alasdair.morrison@renfrewshire.gov.uk)

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