

## Notice of Special Meeting and Agenda

### Finance, Resources and Customer Services Policy Board

Date	Time	Venue
Friday, 05 March 2021	10:00	Teams - virtual meeting,

KENNETH GRAHAM  
Head of Corporate Governance

#### Membership

Councillor Tom Begg: Councillor Bill Brown: Provost Lorraine Cameron: Councillor Audrey Doig: Councillor Neill Graham: Councillor Jim Harte: Councillor John Hood: Councillor Kenny MacLaren: Councillor Iain Nicolson: Councillor Jim Paterson: Councillor Jim Sharkey: Councillor James Sheridan: Councillor Andy Steel:

Councillor John Shaw (Convener): Councillor John McNaughtan (Depute Convener):

#### Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07534 058160. To find the recording please follow the link which will be attached to this agenda once the meeting has concluded. Please note that only meetings held since 17 April 2020 onward have been recorded for broadcast.

#### Recording

<https://youtu.be/mepkQk2mX6g>

#### Apologies

Apologies from members.

## **Declarations of Interest**

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

## **Contract Authorisation Reports**

- 1      Contract Award: Design and construction works for the      5 - 14**  
**Clyde Waterfront and Renfrew Riverside (CWRR)**  
**Project (RC/OC/349/18)**  
Report by the Chief Executive.
  
- 2      Contract Award: Paisley Town Hall Re-development –      15 - 22**  
**Main Works (RC-CPU-19-286)**  
Report by the Chief Executive.





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

**On:** 5 March 2021

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**Report by:** The Chief Executive

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**Heading:** Contract Award: Design and construction works for the Clyde Waterfront and Renfrew Riverside (CWRR) Project (RC/OC/349/18)

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## 1. **Summary**

- 1.1 The purpose of this report is to seek the approval of the Finance Resources and Customer Services Policy Board to award a Contract for the Design and construction of the Clyde Waterfront and Renfrew Riverside (CWRR) Project to John Graham Construction Limited.
  - 1.2 The recommendation to award the contract follows a procurement procedure conducted in accordance with the Competitive Procedure with Negotiation of the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders relating to Contracts.
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## 2. **Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
  - a) authorise the Head of Corporate Governance to award a Contract for the design and construction works for the Clyde Waterfront and Renfrew Riverside (CWRR) Project to John Graham Construction

- Limited subject to the provision of a Performance Bond as required by the tender documentation;
- b) authorise the award of the Contract for the total of the Prices at £79,457,719.00 excluding VAT;
  - c) authorise the approved contract value up to £88,680,605.00 excluding VAT which includes for quantified risk and contingency; and
  - d) note that the contract period is anticipated to be 30 months with the *starting date* anticipated to be in April 2021 with the *completion date* anticipated to be in October 2023. Actual dates to be confirmed within the formal contract to be issued.
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### 3. **Background**

- 3.1 The Glasgow City Region City Deal is an agreement between the UK Government, Scottish Government and eight member local authorities across the Glasgow City Region (including Renfrewshire Council). The overall aim of the City Deal is to support an increase in the economy within this area by delivery of key projects, three of which are within the Renfrewshire area (Clyde Waterfront and Renfrew Riverside (CWRR), Glasgow Airport Investment Area (GAIA) and Airport Access Project (AAP)).
- 3.2 The Clyde Waterfront & Renfrew Riverside project aims to regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities. With the construction of a new opening bridge across the River Clyde, which will accommodate vehicles, pedestrians and cyclists, and the construction of the Renfrew North Development Road, the project will better link communities and businesses on both sides of the river. This will increase the potential for business growth, as businesses and residents on both sides of the river are better connected to a number of key locations including the Clyde Riverside, the Advanced Manufacturing and Innovation District Scotland (AMIDS), Clydebank, Renfrew, Paisley Town Centre and Braehead Centre.
- 3.3 The area also includes a number of vacant, derelict and underused sites that offer immense potential for development of new and enhanced commercial, business and housing uses. Improved connections between key educational and health centres, such as: Queen Elizabeth University Hospital; Golden Jubilee Hospital; West

College Scotland (Clydebank and Paisley Campuses) and University of the West of Scotland, would also improve educational and health opportunities for people within the local communities as well as aiding employees to access these major employment centres.

- 3.4 The works to be undertaken in the awarded contract include, but are not limited to:
- An opening bridge over River Clyde connecting Dock Street, Clydebank to Meadowside Street, Renfrew at Lobnitz Dock;
  - New road linking Meadowside Street to the A8 at Argyll Avenue;
  - New/ improved active travel routes connecting to the new infrastructure including pedestrian and cycling links;
  - New and upgraded infrastructure to link into the surrounding road network;
  - New and improved junctions; and
  - A lay-by berth facility for ships at Rothesay Dock.
- 3.5 The contract was tendered as an above EU Threshold Works Contract in accordance with the Competitive Procedure with Negotiation (CPN) under the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders relating to Contracts.
- 3.6 A contract notice for this Contract was dispatched via the Public Contracts Scotland advertising portal with the notice published by the Official Journal of the European Union (OJEU) on 05 December 2018. The invitation to participate documentation (ITP) was available for downloading from the Public Contracts Scotland – Tender portal from the 07 December 2018, the date the contract notice was published on Public Contract Scotland.
- 3.7 During the ITP stage (Selection Stage), forty-four (44) organisations expressed an interest in the Contract. By the closing date set for submission, 12 noon on 28<sup>th</sup> February 2019, five (5) Candidates had submitted a request to participate (RTP).
- 3.8 The RTPs were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from the Council's Corporate Procurement Unit and all five (5) Candidates satisfied the Council's minimum requirements within the ESPD selection criteria.
- 3.9 As part of the selection process, and to reduce the number of otherwise qualified Candidates, in accordance with the Public Contracts (Scotland) Regulations 2015 Regulation 66, Candidates had to respond to eight (8) questions relating to previous experience, technical capacity

and capability with projects similar in nature, scope and scale to the design and construction works for the CWRR project.

3.10 A panel of representatives from the Renfrewshire Council's City Deal project team, assessed the five (5) Candidates responses to the six (6) questions and the three (3) highest scoring Candidates were selected to proceed to the initial invitation to tender stage. The contract notice indicated the Council's intention was to invite a minimum of three (3) Candidates to the Award Stage.

3.11 The selection score for each Candidate within the RTP stage is noted below:

<b>Candidate</b>	<b>Score (100%)</b>	<b>Ranking</b>
John Graham Construction Ltd	77.00%	1 <sup>st</sup>
Roadbridge Holdings Limited	76.00%	2 <sup>nd</sup>
Balfour Beatty Group Ltd	71.50%	3 <sup>rd</sup>
Farrans (Construction) Limited	57.50%	4 <sup>th</sup>
BAM Nuttall Ltd	55.50%	5 <sup>th</sup>

3.12 The initial invitation to tender (ITT) was made available for downloading by the three (3) shortlisted Candidates via the Public Contracts Scotland -Tender portal on 1 August 2019. By the closing date and time of 12 noon on 10 February 2020, two (2) Candidates (then Tenderers) each submitted an initial tender.

3.13 The two (2) initial tenders received were assessed against the published Award Criteria based on an overall weighting of 70% Price and 30% Quality by a suitably qualified evaluation panel which included members of the City Deal project team, Corporate Procurement Unit and representatives from Sweco Limited, the appointed lead consultant for the CWRR project.

3.14 The Tenderers' proposals relating to the following areas were assessed as part of the quality element of the Award Criteria:

- Project Management/ Delivery Team
- Carbon Reduction Initiatives
- Consideration for operation and maintenance at design stage
- BIM Methodology
- Stakeholder Engagement/ Management plan
- Community Benefits Delivery
- Fair Working Practices



- 3.15 In the contract notice, the Council reserved the right to award the Contract following the initial tender stage or conduct successive stages of negotiation and retender with one or more tenderers to improve tenders with consideration to:
- a reduction or increase of the Scope required within the initial ITT (within the limits of the Statement of Requirements) to best meet the Council's needs in terms of functionality and affordability,
  - negotiation on the particular characteristics of the core and supplementary requirements, and
  - negotiation of the conditions of contract and risk allocation within the Contract
- 3.16 The Council elected to invite the two (2) Tenderers compliant at initial tender stage to negotiation meetings in April 2020 and both Tenderers accepted the Council's invitation to negotiate.
- 3.17 The negotiation phase was conducted in accordance with Public Contracts (Scotland) Regulations 2015 (Regulation 30) and the Council ended the phase on 26 October 2020.
- 3.18 Subsequent to that negotiation, the Council issued a Final ITT via the Public Contract Scotland – Tender portal on 19 October 2020, inviting the remaining two (2) Tenderers to submit a final tender. By the final tender submission deadline of 12 noon on 1 December 2020, two (2) Tenderers had submitted a final tender.
- 3.19 The two (2) final tenders received were assessed against the published Award Criteria by a suitably experienced panel which included members of the City Deal project team, Corporate Procurement Unit and representatives from Sweco Limited, the appointed lead consultant for the project and Jacobs, The Council's Technical Assurance Adviser for the project. The Tenderer's scores relative to the Award Criteria are detailed in the table below:

<b>Tenderer</b>	<b>Technical Score</b>	<b>Price Score</b>	<b>Total Score</b>	<b>Ranking</b>
John Graham Construction Ltd	21.75%	70.00%	91.75%	1
Roadbridge Holdings Limited	20.18%	67.81%	87.99%	2

- 3.20 The evaluation of final tenders identified that the submission by John Graham Construction Limited was the most economically advantageous tender.
- 3.21 The total contract approval value of £88,680,605.00 includes an allowance for quantified risks and an additional contingency as is prudent in construction contracts, which together total £9,222,886.00.
- 3.22 The form of contract is an NEC4 Engineering and Construction Contract Option C Target Cost contract with employer amendments and additional clauses. A target cost contract promotes collaboration and provides value for money through incentivising the Contractor to control costs. The outturn financial risks are shared between the Council and the Contractor in an agreed proportion. The Council has made appropriate provision of £4,222,886.00 within Council resources should this be required.
- 3.23 The Quantified Risk Assessment (QRA) (£5,000,000) has been compiled to identify and quantify risks that could potentially lead to delay and increased cost, including:
- changes to scope as a consequence of changing statutory and, or key stakeholder requirements;
  - changes to scope as a consequence of the availability of new / updated information;
  - encountering previously unknown utilities; and
  - later than anticipated entry to land / servitudes
  - Impacts of Covid-19 and Brexit
- 3.24 The Contract includes a 5% retention which will be released in stages until completion of the Contractor's obligations under the Contract.
- 3.25 Community Benefits were requested as part of the procurement process and John Graham Construction Limited have committed to delivering the following community benefits for the Glasgow City Region as part of the contract:

<b>Community Benefit Outcomes/ Activity</b>	<b>No. of Outcome/ Activity</b>
New Entrant - City Deal Priority Group	4
New Entrant - no relevant experience	7
New Entrant - Graduate	2
New Entrant - Apprenticeship	4
Additional employment opportunities to be advertised using local media outlets and Invest in Renfrewshire to recruit locally based experienced workers	15+
Work Experience Placements (16 + years of age)	10

Site Visits/ - Colleges/ Universities	6
Structured Career Events – Schools	8
Vocational Training opportunities	40
Advertise sub-contracts on PCS portal	Opportunities over £10k
Supply chain development sessions	12 days
Volunteering Time Bank	40 – person days of volunteering
Non- financial community benefit support	1
Financial Community Benefit support	10

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## Implications of the Report

1. **Financial** – as set out in the Full Business Case the requirement in the Contract will be funded through the agreed City Deal funding package which includes UK and Scottish government grant funding as well as an approved Council contribution to the project, the funding of which is fully incorporated within the Council's long term financial planning arrangements.

John Graham Construction Limited's financial standing was assessed the RTP stage and confirmed as part of the final tender assessment by a finance officer for the Council. John Graham Construction Limited satisfy the Council's minimum requirements for financial and economic standing. Contract award will be subject to provision of a Performance Bond.

2. **HR & Organisational Development** – none

3. **Community/Council Planning** –

- *Our Renfrewshire is thriving* – The opening bridge will help regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities. The project will better link communities and businesses on both sides of the river to a number of key locations including the Clyde Riverside, the Advanced Manufacturing and Innovation District Scotland (AMIDS), Clydebank, Renfrew, Paisley Town Centre and Braehead Centre. The project will help improve the attractiveness of the vacant, derelict and underused sites that offer immense potential for development of new and enhanced commercial, business and housing uses. Improved connections between key educational and health centres would also improve educational and

health opportunities for people within the local communities as well as aiding employees to access these major employment centres. Projects outcomes are envisioned to reduce traffic congestion in Renfrew town centre and aid in improving air quality.

- *Our Renfrewshire is well* – The new safer walking and cycling infrastructure will help encourage active travel by children and young people.
- *Our Renfrewshire is fair* - Tenderers were assessed within Award Criteria regarding their approach to ensuring fair working practices throughout their organisation and supply chain i.e. payment of the living wage, training and development opportunities etc
- *Reshaping our place, our economy and our future* - The completed CWRR infrastructure will provide connectivity and access to new and existing jobs for people in our communities and across the Glasgow City Region.
- *Tackling inequality, ensuring opportunities for all* – the employment related community benefit commitments create job opportunities for all but targeted at hard to reach citizens through liaison with Invest in Renfrewshire and similar Glasgow City Region employability services.
- *Creating a sustainable Renfrewshire for all to enjoy* – The completed infrastructure will help enable active travel and improve access to public transport links for people in our communities.
- *Working together to improve outcomes* – The CWRR project includes works within the boundaries of 3 local authorities: Renfrewshire Council; West Dunbartonshire Council and Glasgow City Council. The Council has worked closely with these other Glasgow City Region Member Authorities and Peel Ports, the Harbour Authority to take the project forward.

4. **Legal** – The procurement of this Contract was conducted in accordance with Competitive Procedure with Negotiation of the Public Contracts Scotland Regulations 2015, the Council's Standing orders Relating to Contracts and the Council's Financial Regulations.
5. **Property/Assets** – creation of new infrastructure assets for the Council and enhancement in value of developability of land owned by the Council.
6. **Information Technology** – none.
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. 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.
8. **Health & Safety** – John Graham Construction Limited's health and safety credentials were evaluated and meet the Council's minimum requirements regarding health and safety.
9. **Procurement** - The procurement procedures outlined within this report shall ensure the Council meets its statutory obligations in respect of the Public Contracts Scotland Regulations 2015, the Council's Standing orders Relating to Contracts and the Council's Financial Regulations.
10. **Risk** - Project specific and Programme level risk registers have been established. These will be kept under regular review and reported to the Council's internal City Deal Programme Board.
- John Graham Construction Limited's insurances have been assessed and it is confirmed that they have met the minimum requirements regarding insurable risk or have committed to obtain the required levels of insurance prior to award of the contract.
11. **Privacy Impact** -none
12. **Cosla Policy Position** – not applicable.
13. **Climate Risk** – the project has been designed based on the climate change parameters applicable at the time. The project has been designed in accordance with PAS 2080 which aims to reduce embedded carbon within the project development.

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## List of Background Papers

None

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

**On:** 5 March 2021

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**Report by:** The Chief Executive

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**Heading:** Contract Award: Paisley Town Hall Re-development – Main Works (RC-CPU-19-286)

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## 1. Summary

- 1.1 The purpose of this report is to seek approval of the Finance, Resources and Customer Services Policy Board to award a contract for the Paisley Town Hall Re-development - Main Works to Galliford Try Construction Limited, T/A Morrison Construction.
  - 1.2 The procurement exercise was conducted in accordance with the Public Contracts (Scotland) Regulations 2015 and Renfrewshire Council's Standing Orders Relating to Contract.
  - 1.3 A Contract Strategy addendum was approved by the Procurement Manager and the Head of Regeneration on 1<sup>st</sup> September 2020, this was to amend and update an earlier iteration of an approved Contract Strategy for this requirement.
  - 1.4 The tender was given approval to be released to the market in October 2020 by the Contract Oversight Board, with approval to proceed to award recommendation stage given in February 2021.
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## 2. **Recommendations**

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

- 2.1 Authorise the Head of Corporate Governance to award a contract for the Paisley Town Hall Re-development – Main Works (RC-CPU-19-286) to Galliford Try Construction Limited, T/A Morrison Construction;
- 2.2 Authorise the award of this contract for the Contract Sum of £16,042,852 excluding VAT, with an additional 10% contingency spend;
- 2.3 Note the anticipated Date of Possession of the site is 30 March 2021 and anticipated completion Date for Completion of the works is 11 November 2022. This will be confirmed in the Council's Letter of Acceptance and formal contract to be issued.
- 2.4 Note the award of this Contract is subject to the provision of a Performance Bond and Collateral Warranties as indicated within the tender documentation.

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## 3. **Background**

- 3.1 Following approval from the Finance, Resources and Customer Services Policy Board on 13 November 2019, it was agreed that the construction phase of the re-development of Paisley Town Hall should be delivered as 3 main packages of work:

- Asbestos Works;
- Advance Works; and
- Main Works

Both the Asbestos Works and Advance Works have been completed as scheduled.

- 3.2 This Report relates to the tender for the Main Works, in which the purpose of the works is to implement the design, upgrade and modernisation of the category A listed Paisley Town Hall as part of the longer-term regeneration of Paisley Town Centre. The vision for the upgraded Paisley Town Hall is “To create a flagship venue for Paisley, Renfrewshire and West Central Scotland, enriching contemporary civic and cultural life”.



- 3.3 The upgrading of Paisley Town Hall is identified as a key element of the longer-term regeneration of Paisley Town Centre. The lifecycle maintenance upgrade with additional facilities will provide a modern facility that is fit for purpose within an important historic building, supporting and developing the regeneration of Paisley town centre.
- 3.4 The form of contract for the works is SBCC Standard Building Contract with Quantities for Use in Scotland, SBC/Q/Scot 2011 Edition as supplemented and amended by the Council specific “Employer's Amendments”.
- 3.5 Originally the Main Works package was released to the market late November 2019 as a two-stage Restricted Procedure in accordance with both the Public Contract (Scotland) Regulations 2015 and the Council’s Standing Orders Relating to Contracts. However, this procurement exercise had to be cancelled in April 2020 after stage one due to the impact and risks associated with the COVID19 pandemic.
- 3.6 After approval to go to tender again was received from the Contract Oversight Board in October 2020, the main works package was re-tendered, but this time it was using a Competitive Procedure with Negotiation (CPN), in accordance with both the Public Contract (Scotland) Regulations 2015 and the Council’s Standing Orders Relating to Contracts. Although this procurement route differs from that of the recommendation that was reported to the Finance, Resources and Customer Service Board in November 2019 and from the original procedure that was adopted (a Restricted procedure), it was deemed the most appropriate route to market given the continuation of the ongoing pandemic and the unprecedented times that the market was facing. All associated risks had been carefully considered prior to approaching the market and mitigation of these directly informed the conditions of contract to reduce the council’s exposure of any implications that could result from the pandemic.
- 3.7 The CPN process that was adopted was mapped by the following stages;
- Stage 1 (Invitation to Participate);
  - Stage 2 (Invitation to Tender – Initial);
  - Stage 3 (Negotiation);
  - Stage 4 (Final Tender).
- The Council reserved the right to award at the end of Stage 2 if a fully compliant offer was received, which would mean that it was not necessary to proceed to stages 3 and 4.
- 3.8 Stage 1 of this process was open to all interested bidders, who met the minimum criteria set. The contract notice was published in the Official

Journal of the European Union on 4 September 2020 with the Invitation to Participate documents available for download from the Public Contracts Scotland – Tender portal on the same date. Note, this procurement and tender was started prior to the United Kingdom exiting the European Union and followed the procedure for procurement exercises required prior to that exit

3.9 Eighteen (18) bidders noted interest in the project with five (5) bidders submitting a Request to Participate by the deadline date of 30 September 2020.

3.10 All five (5) bidders met the minimum requirements of the European Single Procurement Document (ESDP) and achieved the required pass mark (over 75%) for their technical capability and capacity based on their previous experience. This was assessed by an evaluation panel consisting of the Paisley Town Hall Re-development project team and Corporate Procurement Unit. The scoring of the technical assessment has been outlined below;

<b>Bidder</b>	<b>Technical Score (100%)</b>
BAM Construction Limited	<b>89.50%</b>
Galliford Try Construction Limited T/A Morrison Construction	<b>89.00%</b>
Kier Construction Limited	<b>85.50%</b>
John Graham Construction Limited	<b>84.00%</b>
Balfour Beatty Group Limited	<b>78.50%</b>

3.11 As all five (5) bidders passed Stage 1 they were all invited by invitation issued on 8 October 2020 to submit an initial tender for Stage 2. Three (3) of the five (5) bidders invited submitted a tender by the tender return date of 27 November 2020. These were assessed by an evaluation panel consisting of the Paisley Town Hall Re-development project team, Corporate Procurement Unit and the appointed consultants for the project;

3.12 During the evaluation, the Council issued clarifications to all three tenderers. Following review of the responses to clarifications received, two (2) of the three (3) tenderer tender submissions were deemed non-compliant as they did not adhere to the requirements of the Stage 2 Invitation to Tender and were therefore excluded from the tender process.

3.13 The one (1) tenderer in the process who was deemed to be compliant was then assessed against the pre-set Award Criteria for Stage 2; 40% Quality/ 60% Price;

		<b>Price (60%)</b>	<b>Quality (40%)</b>	<b>Total (100%)</b>
<b>1</b>	Galliford Try Construction Limited, T/A Morrison Construction	60.00%	35.30%	<b>95.30%</b>

- 3.14 The Council had an option with the Competitive Procedure with Negotiation to proceed to further stages (Stage 3 and Stage 4), it was agreed by the project team that it was not necessary to take up these options as tenders received were within budget. In the Stage 2 Invitation to Tender the Council had reserved the right not to utilise these stages.
- 3.15 The Council is satisfied that the remaining tender submission by Galliford Try Construction Limited, T/A Morrison Construction was the most economically advantageous tender submission.
- 3.16 Approval was sought from the Contract Oversight Board in February 2021 to proceed with taking the tender award recommendation to this Finance, Resources and Customer Service Board in March 2021.
- 3.17 Community Benefits were requested as part of this procurement process and Galliford Try Construction Limited, T/A Morrison Construction confirmed in their offer that the following Community Benefits would be made available to the Council for this Contract:

<b>Community Benefit Description</b>	<b>No of People / Activity</b>
Job for an unemployed individual from a Priority Group	1
Job for an unemployed individual	1
Job for a young person (age 16-24) - from the councils most deprived local datazones (SIMD 1 and 2)	1
Modern Apprenticeship	6
Graduate (refer to guidance on definition of Graduate)	1
Work Experience Placement for an individual 16+ years of age - from the councils most deprived local datazones (SIMD 1 and 2)	8
Work Experience Placement for an individual in full time education	2
Business advice/support to a local SME /Social Enterprise/ Voluntary organisation	4
Commitment to ensure that supply chain opportunities are prioritised for Renfrewshire based businesses	2
Event to promote supply chain opportunities	2

S/NVQ (or equivalent) for New Employee, Existing Employee or Supply Chain Employee	6
Industry Awareness Events	6
Industry Skill Transfer to Schools.	2
Financial Support for a Community Project	1
Non-financial support for a Community Project	1

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## Implications of the Report

1. **Financial** – No financial implications have arisen or are anticipated. Financial and Economic Standing have been assessed as part of the tender selection criteria – which Galliford Try Construction Limited, T/A Morrison Construction passed. The project will be funded from existing approved resources.
  
2. **HR & Organisational Development** – No HR & Organisational Development implications have arisen or are anticipated.
  
3. **Community/Council Planning** –
  - *Our Renfrewshire is fair* - Tenderers were assessed within Award Criteria regarding their approach to ensuring fair working practices throughout their organisation and supply chain i.e. payment of the living wage, training and development opportunities etc
  - *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 of this works contract has been conducted in accordance with an above EU Threshold Competitive Procedure with Negotiation of the Public Contracts (Scotland) Regulations 2015 and the Council's Standing Orders Relating to Contracts.
5. **Property/Assets** – The purpose of this project is to implement the design, upgrade and modernisation of the category A listed Paisley Town Hall as part of the longer-term regeneration of Paisley Town Centre. The vision for the upgraded Paisley Town Hall is “To create a flagship venue for Paisley, Renfrewshire and West Central Scotland, enriching contemporary civic and cultural life”. The upgrading of Paisley Town Hall is identified as a key element of the longer-term regeneration of Paisley Town Centre. The lifecycle maintenance upgrade with additional facilities will provide a modern facility that is fit for purpose within an important historic building, supporting and developing the regeneration of Paisley town centre.
6. **Information Technology** – No IT 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.
8. **Health & Safety** - Galliford Try Construction Limited, T/A Morrison Construction health and safety credentials were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.
9. **Procurement** – The procurement procedures outlined within this report shall ensure that the Council meets its statutory requirements in

respect of procurement procedures, efficiency and modern Government.

10. **Risk** – Galliford Try Construction Limited, T/A Morrison Construction insurances have been assessed and evaluated and confirm that they will meet the minimum requirements regarding insurable risk.
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.
13. **Climate Risk** – The level of impact associated with the works has been assessed using the Scottish Government Sustainability Test and is considered to be low risk.

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#### List of Background Papers

- (a) Report to Finance, Resources and Customer Services Policy Board on 13 November 2019. Heading: Paisley Town Hall

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