



Buchanan Bus Station Refurbishment – Award of Contract

Date of meeting 14 December 2018

Date of report 26 November 2018

Report by Director of Finance & HR

1. Object of report

To recommend the Partnership approve the award of Buchanan Bus Station Refurbishment contract to Clark Contracts Limited.

2. Background

2.1 Historical

Buchanan Bus Station is located within land owned by Glasgow City Council. SPT is the head lessee with 55 years remaining on the agreement.

The last refurbishment within the bus station was carried out to the first floor office area in 2015. The ground floor concourse area has remained relatively unchanged over the years.

2.2 Current operation and business need

The ground floor concourse area is primarily occupied by; 4 retail units, public toilets, Travel Card unit, luggage/scanning facilities, Citylink's ticket sales and staff facilities in separate locations, together with back of house facilities for bus regulators. The central area of the concourse has a number of objects creating a cluttered appearance.

As well as passengers using the bus station for onward travel, a significant proportion of pedestrians are using the station as a covered walkway between the city centre and Glasgow Caledonian University. Consequently, the key business requirements are to enhance the bus station users' experience whilst maximising retail/income opportunities within the station without compromising operational requirements.

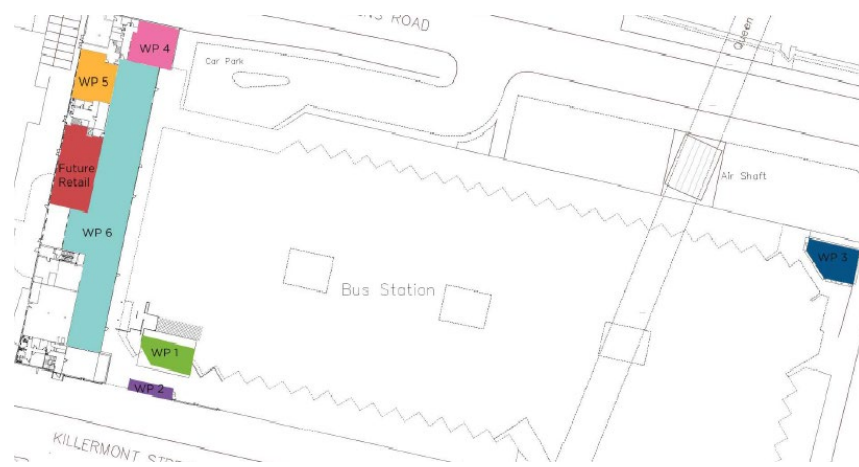
3. Outline of proposals

3.1 Option appraisal

A master planning exercise was carried out earlier this year to establish a scope of works for the refurbishment/reconfiguration of the station over the short, medium and long term. Designs were subsequently developed in consultation with stakeholders for each of the short term proposals in line with key requirements. This contract represents phase 1 of planned refurbishment works at BBS with future phases planned to incorporate enhancements to customer information, customer facilities and to the fabric of the building.

3.2 Scope of works

The scope of the work packages within the refurbishment/reconfiguration are outlined within the overview diagram and notes below.



- 1 Luggage/Scanning Facilities - A single storey purpose built structure to house the left luggage lockers and security scanner is proposed utilising dead space beside Stance 47. This will aid the de-cluttering of the concourse at the north end and free up the area for an amalgamated facility for Citylink.
- 2 Travel Card Unit - A vacant kiosk adjacent to Killermont Street has been identified as an alternative location to house this facility following the reconfiguration and refurbishment of the unit. The vacated area will create space for potential retail leasing.
- 3 Bus Regulator Facilities - The underutilised Tour Lounge situated in the north east corner of the bus station has been identified for improved back of house facilities for bus regulators. The vacated area will form part of the area to be reconfigured for Citylink.
- 4 Citylink Ticket Sales & Staff Facilities - Citylink currently have 2 separate functions within different locations in the concourse. The proposal is to reconfigure Citylink's existing staff area at the north end of the concourse to accommodate both functions. The vacated ticket sales area will enable the vacated space to be utilised for potential retail leasing.
- 5 Public toilets - The toilet facilities are reaching the end of their design life and require renewal. It is proposed to refurbish the toilets with new wall and floor tiles, sanitary ware and M&E replacement.
- 6 Concourse De-cluttering - The concourse area has a number of artificial trees and seating within the central area. These give a cluttered appearance and also impede passenger flow and sightlines. It is proposed to remove the trees and relocate the seating to the perimeter walls.
- 7 Retail Area - The areas vacated by work packages (2) and (4) will create a large space potentially suitable for retail leasing. This area is flexible in that it could be let as one large or two smaller areas depending on market interest. Given the recent success of a new retail tenant, this location could return a premium rental sum.

3.3 Tender assessment process

An invitation to tender was issued via Public Contracts Scotland Tender website inviting 11 organisations to submit a bid for the bus station refurbishment works.

Five contractors noted interest and attended a site visit. Two tenderers below submitted proposals, with the remaining organisations declining to bid for a variety of reasons.

Luddon Construction Ltd	Clark Contracts Ltd
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The tenders were assessed on the basis of a 60:40 Technical:Commercial split, with the technical criteria of 'Experience', 'Programme', 'Site set up' and 'Methodology'.

The tenders were assessed by 3 members of SPT from the Projects, Bus Operations and Legal & Property departments; this was supported by a separate review of costs by an independent cost consultant (Currie & Brown). The technical assessment scores and the commercial results are summarised in the table below.

3.4 Tender assessment results

Tenderers	Tender Price	Weighted Quality Score (out of 60)	Weighted Cost Score (out of 40)	Overall Score	Ranking
Clark Contracts Ltd	£578,988.56	60	40	100	1
Luddon Construction Ltd	£869,006.18	27	27	54	2

Clarifications on the pricing schedule were issued to both tenderers by the cost consultant which proved conclusive.

Based on the combined quality and commercial evaluation process, Clark Contracts Ltd submission presented the most economically advantageous tender submission.

The quality submission by Clark Contracts Ltd scored highest across 3 sections. In particular, the 'programme' and 'methodology' sections included clear proposals for phasing of works together with details of how bus operations would be maintained.

3.5 Outline programme

Pending approval to award, the refurbishment works would commence in January 2019 following the Festive break, with an anticipated duration of 6 months. The tender programme shows a phasing plan to undertake more than one work package in parallel and upon agreement of this, Clark Contracts Ltd will issue the Construction programme.

4. Conclusion

The tender assessment for Buchanan Bus Station Refurbishment works has concluded the tender submitted by Clark Contracts Ltd is the most economically advantageous tender, taking account of both quality and cost as outlined in the tendering criteria.

5. Partnership action

The Partnership is recommended to approve the award of contract for Buchanan Bus Station Refurbishment to Clark Contracts Ltd for £578,988.56, excluding VAT.

6. Consequences

Policy consequences	<i>This is part of the Regional Transport Strategy, “A step change for Bus” to “Progress refurbishment of Buchanan Bus Station”</i>
Legal consequences	<i>Contract will be awarded subject to the terms and conditions detailed within the tender. The consent of Glasgow City Council as landlord will be required prior to works commencing.</i>
Financial consequences	<i>The tendered sum will span 2 financial years and is proposed to be accommodated within the 2018/19 and 2019/20 Capital Programme Buchanan Bus Station Improvements project.</i>
Personnel consequences	<i>None.</i>
Equalities consequences	<i>Works include improved access for all.</i>
Risk consequences	<i>Risks have been mitigated through lessons learned from previous SPT refurbishment projects. Residual risks will be managed by SPT and if required any unforeseen conditions will utilise the Buchanan Bus Station Improvements contingency.</i>

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