

ITEM No ...9.....

REPORT TO: FAIR WORK, ECONOMIC GROWTH AND INFRASTRUCTURE COMMITTEE

REPORT ON: TENDERS RECEIVED BY CITY DEVELOPMENT FOR CHILDREN AND FAMILIES HUB, 22-24 CRICHTON STREET

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 223-2025

1 PURPOSE OF REPORT

- 1.1 This report details tenders received following Sourcing Strategy Report 158-2024 approved on 10 June 2024 and seeks approval on acceptance thereof.
- 1.2 This report has been brought forward out-with the Committee cycle to ensure the successful tender can be accepted within the published tender validity period of 120 days.

2 RECOMMENDATION

- 2.1 It is recommended that Committee approve the acceptance of the tenders submitted by the undernoted contractor as set out in the report, with the total amount, including allowances detailed in Appendix 1.

3 SUMMARY OF PROJECTS TENDERED

- 3.1 Tenders have been received by the City Development Department in relation to the projects detailed below.

Architects Projects - Reference and Description	Contractor
23-017 – Children & Families Hub, 22-24 Crichton Street – Internal Alterations	CHAP Construction

4 FINANCIAL IMPLICATIONS

- 4.1 The Executive Director of Corporate Services has confirmed that funding for capital cost of the project is available as detailed on the attached sheet.
- 4.2 All tenderers have been assessed on a qualitative and cost basis, ensuring best value is achieved from the supplier market.
- 4.3 Given the interconnected nature of the building, the overall running costs with the City Square complex are not anticipated to be significantly different should this part of the building re-open. Notwithstanding this, the partnership has funding of £62,134 that will be made available each year from 2026/2027 onwards as a contribution to the overall running costs. This contribution would be met from the ongoing Whole Family and Well Being Funding and would be utilised to offset the current cost pressures within the overall corporate property budget. In the event that the Whole Family and Well Being Funding is not extended beyond 31 March 2027, it has been agreed that partners operating from the hub would continue to share this contribution equitably.

5 BACKGROUND

- 5.1 This proposed development follows the Joint Inspection of Services to Children and Young People at Risk of Significant Harm published by the Care Inspectorate in January 2022. The

inspection graded partnership services as Good overall but recommended that approaches towards vulnerable adolescents could be improved.

- 5.2 A partnership review of arrangements, which included consultation with young people and reference to research on the benefits of co-located multi-disciplinary services, concluded that a one-stop-shop would offer a platform to jointly enhance approaches towards more effective engagement. The cohort of young people were especially supportive of a single site to access support.
- 5.3 The Covid-19 pandemic further highlighted the need for enhanced emotional health and wellbeing support for this cohort, many of whom face challenges in accessing positive post-school destinations. In addition, the development aligns with the partnership's employability priorities and complements existing services such as those delivered by The Corner.
- 5.4 Following a review of options, Crichton Street was identified as the preferred site and funding was secured through the Whole Family Wellbeing Fund (WFWF). In the interim, services continue to operate from separate locations, such as Social Work teams at 5 City Square, where they face operational inefficiencies and security concerns due to unplanned visits from distressed young people.
- 5.5 Post approval of the sourcing strategy 158-2-24, a mini competition exercise was carried out via the Scotland Excel (Property Maintenance and Refurbishment) in line with the sourcing strategy. The responses received were not affordable from within the available budget and the bidding opportunity was readvertised via an open tendering exercise.
- 5.6 A Prior Information Notice (PIN) was published on Public Contracts Scotland followed by an open tendering process which resulted in 3 compliant bid submissions being received.

6 POLICY IMPLICATIONS

- 6.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

7 CONSULTATIONS

- 7.1 The Council Leadership Team were consulted in the preparation of this report.

8 BACKGROUND PAPERS

- 8.1 None.

In view of the timescales involved this report was approved by the Executive Director of City Development in consultation with the Convener of the Fair Work, Economic Growth and Infrastructure Committee, Labour Group Spokesperson, Liberal Democrat Group Spokesperson and the Scottish Conservative and Unionist Party Member.

Paul Perwood

Executive Director of City Development

25 July 2025

Date

Steven Rome

Convener of Fair Work, Economic Growth and Infrastructure Committee

28 July 2025

Date

Kevin Keenan

Labour Group Spokesperson

31 July 2025

Date

Fraser Macpherson

Liberal Democrat Group Spokesperson

30 July 2025

Date

Derek Scott

Scottish Conservative and Unionist Party Member

31 July 2025

Date

APPENDIX 1

PROJECT	Children & Families Hub, 22-24 Crichton Street – Internal Alterations			
PROJECT NUMBER	23-017			
PROJECT INFORMATION	The works comprise of the internal alterations and refurbishment of the former Discovery Opportunities offices at 20-24 Crichton Street to create a new city centre Children & Families service hub.			
ESTIMATED START AND COMPLETION DATES	September 2025 January 2026			
TOTAL COST	Contract		£382,732.71	
	Non-contract allowances		£20,000.00	
	Fees		<u>£65,000.00</u>	
	Total		<u>£467,732.71</u>	
FUNDING SOURCE	Capital Plan 2025-2030 – Reduce Child Poverty & Inequalities in Income, Education & Health – Children and Families HUB		£150,000.00	
	Whole Family Wellbeing Fund		£317,732.71	
BUDGET PROVISION & PHASING	2024/2025		£49,961.20	
	2025/2026		£417,771.51	
ADDITIONAL FUNDING	None.			
REVENUE IMPLICATIONS	As outlined in paragraph 4.3.			
POLICY IMPLICATIONS	There are no major issues.			
TENDERS	Open Tender via Public Contract Scotland – 8 compliant offers were received with the top 3 listed below			
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking
	CHAP Construction	£382,732.71	-	=1
	Clark Contracts	£389,913.80	-	=1
	Bell Group	£391,580.55	-	=1
RECOMMENDATION	To approve the award of contract to CHAP Construction			
SUB-CONTRACTORS	None			
BACKGROUND PAPERS	Fair Work and Economic Growth & Infrastructure Committee Report 158-2024			