



### **Mechanical & Electrical Refurbishment Works at Buchanan Bus Station – award of contract**

**Committee** Strategy & Programmes

**Date of meeting** 10 May 2019

**Date of report** 24 April 2019

#### **Report by Assistant Chief Executive**

##### **1. Object of report**

To recommend the Committee approve the award of contract for the refurbishment of Mechanical & Electrical systems in Buchanan Bus Station to Arthur McKay and Co Ltd.

##### **2. Background**

Major mechanical and electrical systems at Buchanan Bus Station, namely heating and electrical systems, need to be refurbished to achieve greater efficiency and provide improved capacity for SPT and its tenants.

Buchanan Bus Station's main Low Voltage (LV) switchboard and incomer supply are located within a congested plant room on the ground floor in the north west corner of the Bus Station. Sub distribution boards fed from this LV switchboard are located at various positions around the footprint of the Bus Station. The plant room also contains six gas boilers which take up considerable floor space.

Following a series of overloading issues, electrical condition and testing surveys were carried out in 2017 and 2018, from which it was concluded that the main LV switchboard and associated sub distribution boards (which were installed in the 1980s) are nearing the end of their design life and consequently require to be renewed in line with current and future requirements. Spare parts are becoming difficult and expensive to source and the LV switchboard has no resilience in the event of a localised power outage.

The plant room has limited space which hinders simultaneous operation of existing and replacement LV switchboards. In addition, the gas boilers, initially installed in 1995, are considered to be nearing redundancy and will not form an appropriate or efficient heating system to meet future requirements. Their removal and replacement with smaller, more efficient equipment can accommodate the space requirements for the new LV switchboard.

##### **3. Outline of proposals**

###### **3.1 Scope of Works**

The main Scope of Works includes the supply and installation of a replacement "landlord" MCCB LV switchboard and the removal of the old heating system and replacement with a stacked modular gas-fired boiler plant. The replacement LV switchboard will include existing "landlord" equipment only. The existing tenanted retail unit distribution boards will be

supplied from the new additional sub-station to facilitate separate metering for each retail unit. Separate metering for each retail unit will provide a benefit to SPT in that billing will be arranged between each tenant and the supplier.

As part of the proposals, SP Energy Networks (SPEN) will provide a new sub-station to increase the electrical supply and provide resilience for Buchanan Bus Station in the event of a power outage in the area. This will mean that Buchanan Bus Station will have an alternative means of supply in such an event without resorting to emergency measures such as the provision of generators.

SPEN are providing a discount on the cost of the new sub-station as they will also benefit from the additional capacity it will provide to the network. The interface with SPEN will be managed by the appointed contractor for these works.

The new gas-fired boiler plant, which minimises the physical footprint at BBS, is a fully-condensing model which is estimated to increase boiler efficiency by c. 20% on the existing plant.

A plan of the two work sites is shown below:



### 3.2 Tender assessment process

An ITT was issued on 27<sup>th</sup> February 2019 to 16 organisations. Three tenders were received on 27<sup>th</sup> March 2019 from:

- Atalian Servest AMK Ltd. Trading as Arthur McKay & Co. Ltd;
- Capstone ASG Ltd; and
- OSL Global.

The tenders were evaluated against pre-determined award criteria defined in the tender documents in order to determine the Most Economically Advantageous Tender (MEAT). For the purpose of evaluation, weightings were: 40% price and 60% quality.

Following a tender assessment and clarification process, the combined quality and cost scores were as follows:

Supplier	Price Score	Quality Score	Combined Price and Quality Score
Atalian Servest AMK Limited trading as Arthur McKay & Co Ltd	33	60	93
Capstone ASG Ltd	40	32	72
OSL Global Ltd	24	20	44

Arthur McKay & Co Ltd's quality submission scored highest due their good demonstration of experience of similar projects. In addition, their methodology was very detailed and contained a good understanding of the project requirements and how to achieve them within the BBS environment.

Based on the combined price and quality evaluation, Arthur McKay & Co Ltd are the proposed successful tenderer at a cost of £422,984.

#### 4. Conclusions

The tender submission by Arthur McKay & Co Ltd was assessed as being the most economically advantageous, taking account of both quality and cost.

#### 5. Committee action

The Committee is recommended to approve the award of a contract for these works to Atalian Servest AMK Limited trading as Arthur McKay & Co Ltd for the value of £422,984.

#### 6. Consequences

Policy consequences *This project assists SPT to maintain its promotion of integrated and co-ordinated public transport facilities.*

Legal consequences *The Contract Notice is not required to be posted in OJEU and the award is not subject to the statutory standstill period as this was a regulated process, but the unsuccessful bidders will be advised in the normal manner and offered debriefing meetings. The Contract with Atalian Servest AMK Limited trading as Arthur McKay & Co Ltd will require to be formally executed.*

Financial consequences *The project costs are contained within the 2019/20 Capital Programme, Buchanan Bus Station Improvements.*

Personnel consequences *None.*

Social Inclusion consequences *None.*

Risk consequences *The project needs to be undertaken to remove the safety risk for maintenance and risk of failure of the existing assets due to life expiry and deteriorating condition.*

**Name** Valerie Davidson

**Name** Gordon Maclennan

**Title** **Assistant Chief Executive**

**Title** **Chief Executive**

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