



Award of contract for Buchanan Bus Station Roof Replacement

Date of meeting 26 April 2024

Date of report 16 April 2024

Report by Director of Transport Operations

1. Object of report

To recommend the Committee approve the award of contract to Hugh LS McConnell Ltd for works to replace all the flat roof systems to the main building at Buchanan Bus Station.

2. Background to report

The built-up flat roof systems to the main building at Buchanan Bus station have reached the end of their life. The roof formations were first surveyed for moisture content in 2018 and monitored from that point, using a combination of coring samples and moisture mapping to determine the condition of the roof make up. The areas monitored for condition and moisture content are as follows:

- (i) Low level roof to WH Smith;
- (ii) Main roof over concourse area;
- (iii) High level roof to level 2 offices; and
- (iv) Water tank room.

The main roof to the bus station currently has 43 photovoltaic panels, which no longer perform to their maximum capacity. We propose to replace these as part of the contract.

3. Outline of proposals

Tender documents were prepared and then issued by SPT's procurement team to six contractors in late February 2024, three returns were received by the tender deadline of 6 March 2024. Tenderers were evaluated on a blend of technical questions (40%) and commercial (60%) to allow us to ascertain best value. Two of the bids failed the technical assessment and were therefore discounted at that stage. Following completion of the tender evaluation the tender return from Hugh LS McConnell Ltd represented best value in terms of both cost and quality.

The proposed contract is to replace the built-up flat roof systems to the main building at Buchanan Bus Station.

Main objectives are as follows:

- (i) Ensuring the building is watertight and fit for purpose;
- (ii) Increased insulation to reduce energy bills;

- (iii) Prolong the building's life;
- (iv) Replace the existing photovoltaic panels to maximise performance and return energy to the electricity grid; and
- (v) Achieve an industry standard 20-year insurance backed guarantee for the works.

4. Committee action

The Committee is recommended to approve the contract as detailed above to Hugh LS McConnell Ltd in the sum of £601,979.65 plus VAT for replacement of the built-up flat roof systems to the main building at Buchanan Bus Station.

5. Consequences

Policy consequences	<i>None identified.</i>
Legal consequences	<i>The contract award will be subject to SBCC Standard Building Contract 2016 (for use in Scotland).</i>
Financial consequences	<i>The cost of the contract falls within the capital budget set for financial year 2024/2025.</i>
Personnel consequences	<i>None directly.</i>
Equalities consequences	<i>None directly.</i>
Risk consequences	<i>Water ingress through existing roof finishes across the main building, resulting in issues for SPT and potential claims from tenants.</i>
Climate Change, Adaptation & Carbon Consequences	<i>Increasing thermal efficiency and energy generation.</i>

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