



Glasgow City Council

Executive Committee

Report by Executive Director of Corporate Services

Contact: Annemarie O'Donnell Ext: 74522

**Item 9**

7<sup>th</sup> February 2013

## GEORGE SQUARE REDEVELOPMENT

### Purpose of Report:

To record the conclusion of the George Square International Design Competition.

### Recommendations:

Committee is asked to:

- note the report; and
- instruct the Executive Director of DRS to present a further report to the Committee with alternative refurbishment options that retain the statues, improve the green spaces, utilities and lighting, and replace the red surface.

Ward No(s): 10

Citywide:

Local member(s) advised: Yes  No  Consulted: Yes  No

#### PLEASE NOTE THE FOLLOWING:

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## 1. Design Competition

- 1.1 At its meeting on 13 September 2012 the Executive Committee noted progress on the Buchanan Quarter TIF, approved funding up to £15m for the redevelopment of George Square and the launch of an International Design Competition.
- 1.2 35 expressions of interest were received to participate in the Competition and the following six Design Teams were shortlisted to submit concept designs for consideration by the Design Jury:-

<b>Design Teams</b>
Agence Ter
Burns and Nice
Gustafson Porter
James Corner Field Operations
JM Architects
John McAslan and Partners

- 1.3 Designs were received on 7 January 2012. The conceptual layouts were displayed for public viewing at the Lighthouse during the Design evaluation period and were reproduced for the Council's website and the media.
- 1.4 The design evaluation criteria were

<b>Meeting the Requirements of the Design Brief</b> <ul style="list-style-type: none"><li>• Reinforced primary urban space</li><li>• Celebrates creativity of city and its people</li><li>• Social space (day and night)</li><li>• Hosting of activities</li><li>• Quality environment</li><li>• International "must see" attraction</li></ul>	30%
<b>Deliverability (Time and Budget)</b>	30%
<b>Quality of Urban Design</b>	30%
<b>Fee</b>	10%

- 1.5 The Design Jury Panelists were Councillor Gordon Matheson, David Mackay of MBM Architects, Professor Andy MacMillan, former Head of the Mackintosh School of Architecture, Geoff Ellis of DF Concerts and David Harding, former Head of Sculpture/Environmental Art at Glasgow School of Art. They met on Wednesday 16th and Monday 21<sup>st</sup> January to undertake their evaluation of the submitted designs and selected the design by John McAslan & Partners as the winner of the Competition.

1.6 The other shortlisted Design Teams ranked as follows:

Agence Ter	2
JM Architects	3
Burns & Nice	4
Gustafson Porter	5
James Corner Field Operations	6

1.7 Separately to the Design Competition which was strictly governed under the EU Procurement Rules, the public were invited to express their opinions on the designs both directly through comment cards and online. In addition, thousands of people made their views clear through social media, signing petitions and writing directly to the Leader of the Council. Overwhelmingly the public did not support the radical redesign of George Square as envisaged through the Design Competition.

1.8 In response to this the Administration of the Council considered that progressing with such a scale of redesign without public support would be undesirable and to manage the expectations of all concerned, notified the Design Jury, the winner of the Design Competition and the public that an alternative and more moderate refurbishment would now be considered by the Council.

## **2. Alternative Refurbishment Options**

2.1 The Executive Director of DRS is currently reviewing alternative refurbishment options which will be presented to the Executive Committee at a future date for consideration. These will include an assessment of ground conditions, the lighting infrastructure, the green space, utilities to the event space and public realm materials as well as procurement timescales and cost.

## **3 Council Strategic Plan Implications**

- |     |                 |   |
|-----|-----------------|---|
| 3.1 | Economic Impact | The redevelopment of George Square forms part of the Buchanan Quarter TIF which will deliver an estimated £310m of private sector investment, 1486 FTE jobs (net) and £36.2m GVA (net). |
| 3.2 | Sustainability  | The alternative refurbishment options will seek to maximise environmental sustainability  |
| 3.3 | Financial       | The cost of alternative refurbishment works will be met from the funding already approved for the Square.   |
| 3.4 | Legal           | None  |
| 3.5 | Personnel       | None  |

3.6 Sustainable Procurement Article 19      These will be examined as alternative refurbishment options are developed

#### **4. Recommendations**

4.1 Committee is asked to:

- note the report; and
- instruct the Executive Director of DRS to present a further report to the Committee with alternative refurbishment options that retain the statues, improve the green spaces, utilities and lighting, and replace the red surface.