

## Members' Library Service Request Form

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Originator	Neil Irvine
Originator's Ref (if any)	NI/ES
Document Title	Proposed Window Replacement & Associated Works at Cockenzie Primary School and Prestonpans Primary School

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Additional information:

Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	17/05/12

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Executive Director (Services for Communities)

**SUBJECT:** Proposed Window Replacement & Associated Works at  
Cockenzie Primary School & Prestonpans Primary School

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Window Replacement & Associated Works at Cockenzie Primary School & Prestonpans Primary School to Messrs Morris & Spottiswood, Edinburgh.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Executive Director (Services for Communities) (per the Head of Housing & Environment) as appointed representative under Standing Order Rule 46 and delegation Appendix 2a (Tenders) thereto and after consultation with the Head of Council Resources to accept Messrs Morris & Spottiswood's tender amounting to £124,955.40 after checking and correction and noting that it is open for consideration until 1<sup>st</sup> August 2012 for the Proposed Window Replacement & Associated Works at Cockenzie Primary School & Prestonpans Primary School.

## **3 BACKGROUND**

- 3.1 This is the fifth phase of window replacement to Cockenzie Primary School and the second phase of external window and door replacement to Prestonpans Primary School. The original windows to both Schools are in poor condition and they currently suffer from poor natural ventilation and significant heat loss. Replacement of these windows/doors has been identified in the Priority Works Programme. The new external windows/doors will improve the energy performance of the School, reduce running costs and carbon emissions and prolong the life of the assets.

3.2 Tender Documents were issued to Seven Framework Contractors and the following offers were duly received, the three lowest being subjected to detailed checks. As a result of the third lowest tender increasing, the fourth place Tenderer was also checked. This resulted in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Morris & Spottiswood, Edinburgh	£121,700.00	£124,955.40	<u>£124,955.40</u>
2	Clark Contracts, Paisley	£123,999.85	£130,181.36	
3	Gordon Guthrie Contracts Ltd Edinburgh	£126,333.34	£128,181.36	
4	T&A Kernoghan, Co. Antrim	£126,700.00	£126,700.00	
5	Ashwood Scotland Ltd, Bathgate	£127,700.23	Unchecked	
6	John A Smith & Son (Building Contractors) Ltd, Athelstaneford	£127,938.53	Unchecked	
7	Hadden Contractors Ltd Perthshire	£129,672.71	Unchecked	

3.3 As indicated at 3.2 Messrs Morris & Spottiswood's tender amounting to £124,955.40 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Morris & Spottiswood do not propose to use any Sub Contractors for the works.

3.5 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract for Use in Scotland (2011 Edition) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 4 weeks from the date of commencement.

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

4.1 This proposed project has been allocated a requirement to achieve **13** Community Benefit Points commensurate with the project nature, value and duration.

4.2 Messrs Morris & Spottiswood have submitted with their Tender a Community Benefits proposal which satisfies this requirement and proposes to provide work experience of 5 days for an unemployed person.

## **5 EQUALITIES IMPACT ASSESSMENT**

5.1 This Report is not applicable to the wellbeing of equalities groups and an Equalities Impact Assessment is not required.

## **6 POLICY IMPLICATIONS**

6.1 None.

## **7 RESOURCE IMPLICATIONS**

7.1 Financial – Together with the addition of External CDM Co-ordinator, Structural Engineer and restricted ELC Professional Fees & Expenses, the total project expenditure will not exceed £137,000.00 and has been approved by the Head of Council Resources.

This expenditure will be contained within the Council's 3 year Repairs & Renewals Budget.

All expenditure will be in the 2012/2013 financial year with the remaining retention monies allocated in the 2013/2014 financial year.

7.2 Personnel – None.

7.3 Other – None.

## **8 BACKGROUND PAPERS**

8.1 None.

<b>AUTHOR'S NAME</b>	Richard Jennings
<b>DESIGNATION</b>	Head of Housing & Environment
<b>CONTACT INFO</b>	Neil Irvine – Ext 7243 NI/ES – 9 May 2012