

## Members' Library Service Request Form

Date of Document	03/07/12
Originator	Gary Miller
Originator's Ref (if any)	GM/ES
Document Title	Proposed Upgrade of 31 Houses at Pinkie Braes, Musselburgh - Phase 1

Please indicate if access to the document is to be "unrestricted" or "restricted", with regard to the terms of the Local Government (Access to Information) Act 1985.

Unrestricted	<input checked="" type="checkbox"/>	Restricted	<input type="checkbox"/>
--------------	-------------------------------------	------------	--------------------------

If the document is "restricted", please state on what grounds (click on grey area for drop-down menu):

For Publication
-----------------

Please indicate which committee this document should be recorded into (click on grey area for drop-down menu):

Cabinet
---------

Additional information:

Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	17/07/12

For Office Use Only:	
Library Reference	192/12
Date Received	17/07/12
Bulletin	July12

**REPORT TO:** Members' Library Service

**MEETING DATE:**

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

**SUBJECT:** Proposed Upgrade of 31 Houses at Pinkie Braes,  
Musselburgh – Phase 1

---

## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Upgrade of 31 Houses at Pinkie Braes, Musselburgh – Phase 1 to Messrs Mears Group, Paisley.

## **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 Provost and the Head of Council Resources to accept Messrs Mears Group's tender amounting to £449,644.44 after checking and correction and noting that it is open for consideration until 26 August 2012 for the Proposed Upgrade of 31 Houses at Pinkie Braes, Musselburgh – Phase 1.

## **3 BACKGROUND**

- 3.1 The 31 houses in this contract were built in the 1940's of a non-traditional solid wall uninsulated no fines concrete construction, which require to be upgraded to comply with the Scottish Housing Quality Standard and to provide an acceptable level of thermal insulation. This contract involves the installation of a Structherm external insulation and render cladding system to the external walls, replacement of rainwater disposal pipes and associated works. The work can be carried out without the need to decant the tenants.
- 3.2 Tender Documents were issued to Six Specialist Contractors obtained from the insulated render manufacturer's list of approved installers and the following offers were duly received, the three lowest being subjected to detailed checks resulting in the Tender Amounts indicated overleaf:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Mears Group, Paisley	£449,308.44	£449,644.44	<u>£449,644.44</u>
2	Muirfield Contracts Ltd, Dundee	£511,159.00	£511,157.87	
3	Stewart Shields Ltd, Helensburgh	£514,928.40	£514,928.40	
4	Apollo Property Services Group Ltd, Linwood	£38,631.63	Unchecked	
5	Astley Facades (Scotland) Ltd Stirling	£655,331.64	Unchecked	
6	A C Whyte Ltd, Glasgow	£761,182.28	Unchecked	

3.3 As indicated at 3.2 Messrs Mears Group's tender amounting to £449,644.44 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Mears Group have indicated that they propose to use the following Sub-Contractor:

Insulated Render Installer - Agromaster Ltd, Glasgow  
(a manufacturer approved installer)

3.5 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Quantities for use in Scotland 2011 Edition (SBC/Q/Scot 2011) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 36 weeks from the date of possession.

#### **4 POLICY IMPLICATIONS**

4.1 None.

#### **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 RESOURCE IMPLICATIONS

- 6.1 Financial – Together with the addition of gas meter alterations by SGN, ELC Professional Costs & Expenses and external Quantity Surveying and CDMC Costs, the total project expenditure will not exceed £515,367.44 and has been approved by the Head of Council Resources as set out below:

Lowest corrected Tender	£449,644.44
Allowance for Gas Meter alterations by SGN	£ 25,000.00
External QS and CDMC Fees and Expenses	£ 7,000.00
ELC Professional Fees and Expenses	<u>£ 33,723.00</u>
<b>Total</b>	<b><u>£515,367.44</u></b>

This expenditure will be contained within the budget allocated for Building Envelope Projects in the Council's Housing Capital Investment Plan sum of £10.257m approved by Council in February 2012.

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

- 6.2 Personnel – None.

- 6.3 Other – None.

## 7 BACKGROUND PAPERS

- 7.1 None.

<b>AUTHOR'S NAME</b>	Richard Jennings
<b>DESIGNATION</b>	Head of Housing & Environment
<b>CONTACT INFO</b>	Gary Miller – Ext 7269 GM/ES – 3 July 2012