

Members' Library Service Request Form

Date of Document	03/12/12
Originator	Executive Director (Services For Communities)
Originator's Ref (if any)	
Document Title	Proposed Fire Damage Reinstatement at 60 Prestonkirk House, East Linton and 13 High Street, Prestonpans

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Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	21/12/12

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director (Services for Communities)

SUBJECT: Proposed Fire Damage Reinstatement at
60 Prestonkirk House, East Linton and
13 High Street, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Fire Damage Reinstatement at 60 Prestonkirk House, East Linton and 13 High Street, Prestonpans, to Messrs Maxi Construction Ltd, Livingston.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Executive Director (Services for Communities) (per the Head of Infrastructure) 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 Maxi Construction Ltd's tender amounting to £51,755.41 after checking and correction and noting that it is open for consideration until 21 December 2012 for the Proposed Fire Damage Reinstatement at 60 Prestonkirk House, East Linton and 13 High Street, Prestonpans.

3 BACKGROUND

- 3.1 Two Council housing properties at 60 Prestonkirk House, East Linton and 13 High Street, Prestonpans have been damaged by house fires. The Council intends, through competitive tendering, to appoint a contractor to reinstate each of the properties. The tenants of each property have been decanted whilst the fire damage reinstatement works are carried out.
- 3.2 Tender Documents were issued to the Six Lot 1 Framework Contractors. Two of the Contractors, Ashwood Scotland Ltd and GHI Contracts, declined the invitation to tender during the tender period and one other Contractor, John A Smith & Son (Building Contractors) Ltd, withdrew their tender during the tender check process. The following offers were duly received, all 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	Maxi Construction Ltd Livingston	£52,060.02	£51,755.41	<u>£51,755.41</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£52,982.63	£53,318.63	
3	Morris & Spottiswood Ltd Edinburgh	£72,121.36	£71,837.80	
4	John A Smith & Son (Building Contractors) Ltd, Athelstaneford	£53,999.17	Tender Withdrawn	
5	Ashwood Scotland Ltd Bathgate	Declined Invitation to Tender		
6	GHI Construction Ltd Bellshill	Declined Invitation to Tender		

3.3 As indicated at 3.2 Messrs Maxi Construction Ltd's tender amounting to £51,755.41 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Maxi Construction Ltd have indicated that they propose to use the following Sub-Contractors:

- Decoration - Morton & Sullivan Ltd, Bannockburn
- Flooring - C L Flooring Solutions Ltd, Glasgow
- Electrical - Abernethy Electrical & AV Installations Ltd, Lanark
- Plumbing - Meadowburn Mechanical Services Ltd, Kirkintilloch

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 12 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 This proposed project has been allocated a requirement to achieve 3 Community Benefit Points commensurate with the project nature, value and duration.

4.2 Messrs Maxi Construction Ltd satisfied this requirement by participating in the Council's Construction Marketplace Event, Subcontracting Opportunities on 26 October 2012.

5 EQUALITIES IMPACT ASSESSMENT

5.1 This report is not applicable to the well-being 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 restricted ELC Professional Costs & Expenses, External Consultant's and External CDM Co-ordinator Costs, the total project expenditure will not exceed £60,000.00 and has been approved by the Head of Council Resources.

The costs will be met from the Insurance Fund less the excess and any uninsured expenditure which will be charged to Housing.

The major element of this expenditure will be in this 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.

AUTHOR'S NAME	Ray Montgomery
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