

## Members' Library Service Request Form

Date of Document	19/12/12
Originator	Executive Director (Services For Communities)
Originator's Ref (if any)	
Document Title	Proposed New Joint Care Facility at Sanderson's Wynd, Tranent

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Additional information:

Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	10/01/13

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

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

**SUBJECT:** Proposed New Joint Care Facility at Sanderson's Wynd,  
Tranent

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed New Joint Care Facility at Sanderson's Wynd, Tranent, to Messrs Morrison Construction Scotland, Grangemouth.

## **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 Morrison Construction Scotland's tender amounting to £8,729,940.98 after checking and correction and noting that it is open for consideration until 31 January 2013 for the Proposed New Joint Care Facility at Sanderson's Wynd, Tranent.
- 2.2 Cabinet is asked to note that the Executive Director (Services for People) has approved the award of this Contract.

## **3 BACKGROUND**

- 3.1 The proposed Joint Care Facility in Tranent will provide a new 60 bedded residential care home and an integrated Day Care Facility. The Care Home will replace and expand the current 36 bedded provision at Fa'side Lodge in Tranent and will release this site for other development or disposal. The Day Centre will provide a resource for vulnerable older people who live in their own homes and communities and will replace the current provision in Church Street.
- 3.2 The works will commence on site in February 2013 with a contract period of 70 weeks to mid June 2014. A period of 4 weeks will be required to furnish and fit out the Facility following completion of construction works.

3.3 Tender Documents were issued to the five undernoted Contractors obtained in accordance with the EU Procurement Process in conjunction with the assistance of the Council's Senior Procurement Officer. The Tendering Contractors' selection criteria placed a significant emphasis on capacity and capability for this contract as well as experience of similar projects of similar size and awareness of environmental impact issues. The following offers were duly received, the lowest three being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Morrison Construction Scotland, Grangemouth	£8,355,602.05	£8,729,940.98	<u>£8,729,940.98</u>
2	T & A Kernoghan, Co Antrim	£8,869,700.00	£8,798,668.52	
3	Barr, Paisley	£7,997,343.00	Not Compliant	
4	CBC (Glasgow) Ltd, Glasgow	£9,071,691.08	Unchecked	
5	Hart Builders (Edinburgh) Ltd Macmerry	£9,147,865.30	Unchecked	

3.4 As indicated at 3.2 Messrs Morrison Construction Scotland's tender amounting to £8,729,940.98 after detailed checking and correction remains the lowest of the compliant offers submitted and has been competitively priced throughout.

3.5 As Messrs Barr did not submit fully priced Bills of Quantities after a number of requests, there is no clear understanding of what is included in their Bills of Quantities and therefore what documentation can be relied upon as part of a Contract, and so their tender has been assessed as being non compliant.

3.6 Messrs Morrison Construction Scotland have indicated that they propose to use the following Sub-Contractors:

- Crib Walling - PHI Group Ltd
- Single Ply Roofing - Compass Roofing
- Green Roof - Aim Developments Ltd
- Precast Concrete Frame - Buchan Concrete Solutions
- Uginox Cladding - McCormick & Hunter Ltd
- Ceramic Tiling - A De Cecco Ltd
- Concrete Floor Slab - A J Clark Construction Ltd
- Concrete Cutting - Corecut Ltd

Curtain Walling	-	CMS Enviro Systems Ltd
Demolition	-	A C Jardine Ltd
Drylining	-	PFP Ltd
Electrical Installation	-	* to be advised
Fall Arrest System	-	HCL Group
Fencing (metal)	-	Darfen Ltd
Fencing (timber)	-	Howie of Dunlop Ltd
Fire Collars	-	Corecut Fire Protection Ltd
Flooring	-	Devar Flooring Ltd
Groundwork	-	Synergy Civil Engineering Ltd
Intumescent Paint	-	Boss Fire Protection Ltd
Isocrete Screed	-	G & R Ross Ltd
Joiner	-	Max Johnston (Joiners) Ltd
Joint Sealant	-	GP Contracts Ltd
Landscaping	-	Premier One (Land Services) Ltd
Lift Installation	-	Orona
Lockers	-	LSA Projects
Plumbing	-	* to be advised
Mechanical Installation	-	* to be advised
Metalwork	-	J & T Blacksmiths Ltd
Mirrors	-	Hurry Brothers
Metal Stud Partition	-	PFP Ltd
Painter	-	Castle Decor Ltd
Play Equipment	-	Hags/Holdz
Render System	-	Muirfield Contracts Ltd
Rooflights	-	Lareine Engineering Ltd
Sprinkler Installation	-	Compco Fire Systems Ltd
Steel Door	-	Sunray Engineering Ltd
Structural Steelwork	-	Pavo Steel Ltd
Stonework	-	JB Brickwork Ltd
Sun Pipes	-	JRF Chimney Specialists
Surfacing	-	Tarways Asphalte
Surfacing (resin)	-	The Fraser Bruce Group
Surfacing (safety)	-	Strata Play Ltd
Suspended Ceilings	-	Allied Acoustics Ltd
Wall Protection Rail	-	Harrison Thompson Ltd
Warmcell Insulation	-	BCA Insulation Ltd

3.7 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 70 weeks from the date of possession.

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

4.1 This proposed project has been allocated a requirement to achieve a minimum of 400 Community Benefit Points commensurate with the project nature, value and duration.

4.2 Messrs Morrison Construction Scotland have submitted with their Tender the following Community Benefits proposals:

- CB1 Host a minimum of five site or school visits.
- CB2 Host a minimum of two workshops or site visits for local community groups.
- CB3 Take a minimum of three S3/S4 pupils for 5 days each.
- CB6 Provide 15 day work placements within their supply chain for a minimum of six pupils over 16 years old.
- CB8 Provide a minimum of three months placement for a young person in an employability support programme.
- CB9 Carry out a minimum of two employability sessions for people who are unemployed.
- CB10 Provide the opportunity for the recruitment of one young person facing challenges.
- CB11 Hold a "Meet the Buyer" event prior to market testing.

The above will provide 515 Community Benefit Points which satisfy this requirement.

## 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 restricted ELC Professional Fees & Expenses and External Structural Engineer and CDM Co-ordinator Costs, the total remaining project expenditure will not exceed £9,123,000.00 and can be itemised as follows:

Lowest checked and corrected compliant Tender	£8,729,940.98
Furniture and Fittings	£ 322,000.00
Fire Fighting Equipment	£ 3,000.00
IT/Data Connections	£ 30,000.00
Balance of External Structural Engineering & CDM Co-ordinator Fees & Expenses	<u>£ 36,361.00</u>
	<b><u>£9,121,301.98</u></b>
Balance of restricted ELC Professional Costs & Expenses	£ 295,635.00

This expenditure will be contained within the budget allocated for the new Tranent Residential Home & Day Centre in the Council's Capital Investment Plans for 2012/2013, 2013/2014, 2014/2015 and 2015/2016.

6.2 Personnel – None.

6.3 Other – None.

## **7 BACKGROUND PAPERS**

7.1 None.

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