

## Members' Library Service Request Form

Date of Document	04/02/13
Originator	Executive Director (Services For Communities)
Originator's Ref (if any)	
Document Title	Proposed Electrical Enabling Works for Extension at Dirleton Primary School, Dirleton

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Date	06/02/13

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

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

**SUBJECT:** Proposed Electrical Enabling Works for Extension at Dirleton Primary School, Dirleton

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Electrical Enabling Works for Extension at Dirleton Primary School, Dirleton, to Messrs John G Mackintosh Ltd, Loanhead.

## **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 John G Mackintosh Ltd's tender amounting to £14,202.83 after checking and correction and noting that it is open for consideration until 28 April 2013 for the Proposed Electrical Enabling Works for Extension at Dirleton Primary School, Dirleton.

## **3 BACKGROUND**

- 3.1 The Council intends to extend the accommodation at Dirleton Primary School to provide sufficient accommodation for the catchment area with P1-P7 intake. Dirleton Primary School currently has a functional capacity of 75 and an additional classroom is required to accommodate the projected roll of 82 in 2013 rising to a peak projected roll of 100 in 2020. Additional General Purpose space is also required.

Given the extent of the electrical mains alterations required for the school extension and the requirement to upgrade the existing school electrical distribution system, a phase of Electrical Enabling Works needs to be completed during the school February holiday, ahead of the main extension works, to minimise disruption to the operation of the school

during term time and to ensure that the additional capacity will be available for August 2013.

In order to protect the Council's warranties for the Electrical Works the Council has procured the complete electrical works (Enabling Works and Main Contract Works) in advance of the main extension works. The successful Electrical Contractor will be appointed by the Council directly for the enabling works phase and will be named as the Electrical Sub-Contractor in the main contract phases.

- 3.2 Tender Documents were issued to five selected Contractors. One of the Contractors, Arthur McKay Building Services Ltd, declined the invitation to tender. One other Contractor, CableCom Ltd, advised that they were unable to comply with the contract conditions. Their tender, therefore, was deemed non compliant and has been rejected. The following offers for the complete electrical works were duly received with all being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Complete Electrical Works	Complete Electrical Works	Complete Electrical Works
		Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	John G Mackintosh Ltd Loanhead	£157,955.73	£159,664.19	<u>£159,664.19</u>
2	Sturrock Power Ltd Edinburgh	£171,165.44	£177,262.46	
3	FES Ltd, Stirling	£186,699.26	£186,699.26	
4	CableCom Ltd, Edinburgh	Tender Rejected		
5	Arthur McKay Building Services Ltd, Loanhead	Declined Invitation to Tender		

- 3.3 Messrs John G Mackintosh Ltd's tender for the complete electrical works amounting to £159,664.19 after detailed checking and correction remains the lowest of the offers submitted. Their tender amount for the electrical enabling works phase, contained within this figure and which will be appointed directly by the Council, amounts to £14,202.83 after detailed checking and correction and has been competitively priced throughout.

- 3.4 Messrs John G Mackintosh Ltd have indicated that they will appoint the following Sub-Contractors:

Lighting Controls - Cooper Controls, Watford

Fire Alarm/Intruder - FMS Fire & Security, Loanhead

Public Address - T G Baker, Glasgow

- 3.5 The electrical enabling 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 3 weeks from the date of commencement.

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

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

#### **5 EQUALITIES IMPACT ASSESSMENT**

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 and External CDM Co-ordinator Costs, the total Electrical Enabling Works project expenditure will not exceed £15,500.00 and has been approved by the Head of Council Resources.

The Electrical Enabling Works is part of the priority works programme supported by the Council decision of 24 August 2010 and expenditure will be contained within the Council's Repairs & Renewals Fund.

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 Report to Council 24 August 2010 – 2009/10 Financial Review.

8.2 Programme of Priority Works 2010/11 to 2014/15 – Liz McLean.

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