

Members' Library Service Request Form

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Originator	Gary Fenwick
Originator's Ref (if any)	GF/CC
Document Title	Proposed Conversion of Squash Courts to form Classroom and Cloak Space at Gullane Primary School

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Cabinet

Additional information:

Authorised By	Monica Patterson
Designation	Ex Dir (Services for Communities)
Date	30/05/13

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director (Services for Communities)

SUBJECT: Proposed Conversion of Squash Courts to form
Classroom and Cloak Space at Gullane Primary School

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Conversion of Squash Courts to form Classroom and Cloak Space at Gullane Primary School.

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 Ashwood Scotland Ltd's tender amounting to £129,297.75 after checking and correction and noting that it is open for consideration until 29th July 2013 for the Proposed Conversion of Squash Courts to form Classroom and Cloak Space at Gullane Primary School.
- 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 A schools' capacities review meeting in December 2012 identified that based on projected roll projections and classroom organisation, an additional classroom would be required at Gullane Primary School for the start of the school year in August 2013. The Principal Officer (Business Unit), Education has also confirmed that the expected school roll cannot be accommodated within the current eight classrooms. Conversion of the existing unused squash courts at the school is a cost effective means of providing this additional classroom.

The nature of the flexible conversion is such that further usable accommodation can be provided in a cost effective manner in the future at first floor level in the area of the new ground floor provision. The works will commence at the beginning of June 2013 with completion by 9th August 2013.

3.2 Tender Documents were issued to the seven undernoted Lot 2 Framework Contractors and 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	Ashwood Scotland Ltd Bathgate	£121,997.75	£129,297.75	<u>£129,297.75</u>
2	T&A Kernoghan, Co Antrim	£129,700.00	£137,000.00	
3	Morris & Spottiswood Ltd Glasgow	£127,700.00	£137,385.54	
4	Gordon Guthrie Contracts Ltd Edinburgh	£131,025.41	Unchecked	
5	Clark Contracts Ltd, Paisley	£136,028.69	Unchecked	
6	Hadden Construction Ltd Auchterarder	£138,769.36	Unchecked	
7	John A Smith & Sons Athelstaneford	No Return		

3.3 As indicated at 3.2 Messrs Ashwood Scotland Ltd's tender amounting to £129,297.75 after detailed checking, correction and adjustment remains the lowest of the offers submitted and has been competitively priced throughout.

It will be noted that the three checked tenders have all increased by a similar amount. This is due to the post tender receipt adjustment of the Provisional Sums contained within the Bills of Quantities to reflect latest scheme requirements establish post tender issue. This adjustment has not been applied to the unchecked submitted tenders.

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

Electrical Installation - VC Electrical Contractors Ltd,
Gullane

- Plumbing Installation - GP McDonald Heating & Plumbing, Edinburgh
- Heating Installation - Lothian Heating Services Ltd, Loanhead
- Ventilation Installation - B.G Ventilation, Inverkeithing

3.5 The Contract is prepared on a firm price basis in terms of the Minor Works Building Contract for Use in Scotland 2011 Edition (SBCC/MW/Scot) issued by the Scottish Building Contract Committee.

Community Benefits in Procurement (CBIP)

3.6 Messrs Ashwood Scotland Ltd have submitted with their Tender the following Community Benefits proposals:

CB1 Provide a 15 day work experience placement for an unemployed Person

The above will provide 15 Community Benefit Points which satisfies requirements.

4 POLICY IMPLICATIONS

4.1 None.

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 RESOURCE IMPLICATIONS

6.1 Financial –

Lowest checked and corrected compliant Tender	£129,297.75
Furniture and Fittings	£7,500.00
IT hardware	£1,500.00
External Structural Engineering & CDM Coordinator Fees and Expenses	£2,751.00
	<u>£141,048.75</u>

This project is not included in the current Capital Plan which was approved in February 2013. The Plan is due to be 'refreshed' during June/July and then intention is to include this project, adjusting where necessary for projects which were planned to happen in 13/14 but are now likely to happen in future years. Any Plan 'refresh' will be within the Capital Expenditure Limits previously agreed by the Council.

6.2 Personnel – None.

6.3 Other – None.

7 BACKGROUND PAPERS

7.1 None.

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