

Members' Library Service Request Form

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Originator	Richard Jennings
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Document Title	Proposed Extension Enabling Works at Pinkie St Peter's Primary School, Musselburgh

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Authorised By	Richard Jennings
Designation	Head of Housing & Environment
Date	04/06/13

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director (Services for Communities)

SUBJECT: Proposed Extension Enabling Works at Pinkie St Peter's Primary School, Musselburgh

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Extension Enabling Works at Pinkie St Peter's Primary School, Musselburgh, to Messrs Clark Contracts Ltd, 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 Clark Contracts Ltd's tender amounting to £558,541.42 after checking and correction and noting that it is open for consideration until 11 August 2013 for the Proposed Extension Enabling Works at Pinkie St Peter's Primary School, Musselburgh.
- 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 Pinkie St Peter's Primary School requires to be extended to accommodate the pupils projected to arise from the development of 473 new houses at Pinkie Mains. A S75 agreement was made with the developer for contributions towards the expansion of the school's capacity from 11 to 19 classrooms, nursery facilities and ancillary accommodation. Included in the proposals is provision for creating additional space for 20/20 pupils from Levenhall Nursery, which is in poor condition with limited remaining life.

3.2 This Report relates to the first phase of expansion at Pinkie to provide 2 additional classrooms to meet the increased roll for the 2013 session. Existing former changing rooms, showers and toilets will be altered to provide the classrooms and ancillary accommodation.

The main school new-build extension is programmed for completion for the beginning of the school session in 2015 when alterations within the school to provide the nursery will commence.

3.3 The Works also include the provision of new plant and switch rooms to address current problems at the school and to provide the additional services capacity for the enlarged accommodation. The existing boiler plant and pipework, unsatisfactorily housed in a basement area, have been frequently affected by flooding and suffered severe damage in 2012 following flooding of the area. The school has been operating with a temporary boiler since summer 2012. The costs associated with this re-provision including renewal of the school Building Management System are approximately £250,000. This sum was included in the Primary Schools' Priority Works 3 year schedule and is **not** part of the S75 costs allocated to the developer. The sum will be allocated to the Primary Schools' Repairs and Renewals Budget of £400,000.

3.4 Tender Documents were issued to the six 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	Clark Contracts Ltd, Paisley	£530,300.12	£558,541.42	<u>£558,541.42</u>
2	Ashwood Scotland Ltd Bathgate	£488,193.09	£566,920.14	
3	Morris & Spottiswood Ltd Glasgow	£600,787.05	£612,953.27	
4	Hadden Construction Ltd Auchterarder	£612,636.30	Unchecked	
5	Gordon Guthrie Contracts Edinburgh	Withdraw from Tender Process		
6	T & A Kernoghan Ltd Co Antrim	Late Tender Rejected		

- 3.5 Ashwood Scotland Ltd's tender, on correction of arithmetic errors, copying errors and tender omissions, increased from £488,193.09 to £566,920.14.
- 3.6 As indicated at 3.4 Messrs Clark Contracts Ltd's tender amounting to £558,541.42 after detailed checking and correction becomes the lowest of the offers submitted and has been competitively priced throughout.
- 3.7 Messrs Clark Contracts Ltd have indicated that they propose to use the following Sub-Contractors:
- | | | |
|-------------------------|---|-------------------------------|
| Roofing | - | Greenroof UK Ltd, Paisley |
| Plumber Work | - | Wm. Miller, Glasgow |
| Mechanical Installation | - | Sturrock Power Ltd, Edinburgh |
| Floor Finishes | - | Harndec Flooring, Rutherglen |
| Decoration | - | Spectrum Decorating, Airdrie |
| Electrical Installation | - | LTES, Largs |
| Drainage Work | - | P & M Sinclair, Rosewell |
| External Work | - | P & M Sinclair, Rosewell |
- 3.8 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Contractor's Design Portion for use in Scotland 2011 Edition issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works by 18 August 2013.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 Messrs Clark Contracts Ltd have submitted with their Tender the following Community Benefits proposal which satisfies the Council's requirements for a project of this nature, value and duration:

Providing a minimum of one extended work placement of 6 weeks or two extended work placements of 3 weeks for school pupils from an East Lothian School.

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 Costs & Expenses, External Structural Engineer and CDM Co-ordinator Costs, the total project expenditure will not exceed £583,541.42 and has been approved by the Head of Council Resources.

Main Construction Contract	£558,541.42
External Structural Engineer & CDM Co-ordinator	£ 10,000.00
Furniture and IT Fit-out	<u>£ 15,000.00</u>
	<u>£583,541.42</u>

Expenditure will be contained within a combination of the existing allocations within the Capital and Revenue Budgets.

Capital Plan (Pinkie St Peter's PS (overall £3,360,000)	£333,541.42
Primary School Upgrade Budget (overall £400,000)	<u>£250,000.00</u>
	<u>£583,541.42</u>

This expenditure will be contained within the budget allocated for Pinkie St Peter's PS Extension/Levenhall Nursery Reprovision in the Council's Capital Investment Plans for 2013/2014, 2014/2015 and 2015/2016.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 Report to Council 24 August 2010 – 2009/10 Financial Review.
- 8.3 Programme of Priority Works 2010/11 to 2014/15 – Liz McLean.

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