

Members' Library Service Request Form

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Originator	Gary Fenwick/Esther Wilson
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Document Title	Proposed Work Notice Repair Works at 76 & 78 High Street, North Berwick

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Additional information:

Authorised By	Richard Jennings
Designation	Head of Housing & Environment
Date	12/07/13

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director (Services for Communities)

SUBJECT: Proposed Work Notice Repair Works at 76 & 78 High Street, North Berwick

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 76 & 78 High Street, North Berwick, to Messrs Musselburgh Roofing & Building Services, Musselburgh.

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 (Tenders) and delegation Appendix 2a (Tenders) Scheme of Delegation Appendix 2 thereto and after consultation with the Head of Council Resources to accept Messrs Musselburgh Roofing & Building Services' tender amounting to £25,933.55 after checking and noting that it is open for consideration until 10 September 2013 for the Proposed Work Notice Repair Works at 76 & 78 High Street, North Berwick.

3 BACKGROUND

- 3.1 The Council served a Work Notice on this property on 9 April 2013 requiring owners to undertake essential work to return the building to a reasonable standard of repair. Owners have not complied with this Notice and the Council is now in a position to enforce this Notice, commission the work directly and recoup costs from owners.
- 3.2 Tender Documents were issued to the five undernoted selected Contractors and the following offers were duly received, the lowest three 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	Musselburgh Roofing & Building Services, Musselburgh	£25,933.55	£25,933.55	<u>£25,933.55</u>
2	P & M Sinclair Ltd, Rosewell	£40,414.00	£40,474.00	
3	Gordon Guthrie Contracts Ltd Edinburgh	£41,840.00	£41,840.00	
4	Jarvey Stone Ltd, Bathgate	£44,964.00	Unchecked	
5	G Grigg & Sons, Musselburgh	No Return		

3.3 As indicated at 3.2 Messrs Musselburgh Roofing & Building Services' tender amounting to £25,933.55 after detailed checking remains the lowest of the offers submitted and has been very competitively priced throughout.

It will be noted that the recommended lowest tender is some 40% below the average of the other prices submitted. Mindful that this could often be the result of incorrect pricing of the proposed scope of works, the Project Quantity Surveyor has liaised with the Council's external Building Surveyor, CRGP, interrogating fully the lowest priced tender to ensure no misinterpretation of the intended works.

Messrs Musselburgh Roofing & Building Services' tender is priced consistently and evenly more competitively across the scope of works than the other submissions. All post tender questions and requested clarification from the Design Team have been answered/confirmed by the Contractor and this has resulted in no change to the originally submitted price of £25,933.55.

The original Budget Cost Estimate for the works prepared by CRGP in March 2013 was circa. £22,000.00.

3.4 Messrs Musselburgh Roofing & Building Services have indicated that they do not propose the use of any domestic Sub-Contractors.

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.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

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 POLICY IMPLICATIONS

6.1 None

7 RESOURCE IMPLICATIONS

7.1 Financial –

Lowest checked and compliant Tender £25,933.55

External Building Surveying & CDM
Co-ordinator Fees and Expenses £ 3,000.00

£28,933.55

As work progresses, costs are paid by the Council and owners invoiced. If invoices are not paid by owners, a Repayment charge is secured against the title deeds of the residential properties. In this instance one property is commercial. Normal debt recovery procedures will apply to any monies owed by the owner of the commercial property. Interest is charged on the outstanding amounts.

7.2 Personnel – None

7.3 Other – None

8 BACKGROUND PAPERS

8.1 None

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