

Members' Library Service Request Form

Date of Document	02/12/13
Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed Electrical Upgrade to Eskgreen Care Home, Musselburgh (Retender)

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Additional information:

Authorised By	Monica Patterson
Designation	Depute Chief Executive
Date	11/12/13

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Electrical Upgrade to Eskgreen Care Home, Musselburgh (Retender)

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Electrical Upgrade to Eskgreen Care Home, Musselburgh, to Messrs CableCom Electrical Ltd, Musselburgh.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Development in consultation with the Head of Council Resources to accept Messrs CableCom Electrical Ltd's tender amounting to £155,020.47 after checking and correction and noting that it is open for consideration until 23 February 2013 for the Proposed Electrical Upgrade to Eskgreen Care Home, Musselburgh. This matter is being reported to the Member's Library Service in terms of Standing Order 3.4(a)
- 2.2 Cabinet is asked to note that the Depute Chief Executive – Partnerships and Services for Communities has approved the award of this Contract.

3 BACKGROUND

- 3.1 The Council commissioned SSE Contracting to undertake an Electrical Periodic Inspection and testing in accordance with IEE Guidance Note 3 of Eskgreen Care Home in November 2011, the results were made available in January 2012.

The inspection found that the electrical installation is approx 36 years old and the cables, steel trunking and steel conduit, protective devices and switchgear are all original.

The report commented that the electrical installation requires improvement and that the main switchboard and distribution boards require to be replaced. Other observations noted relate to the lack of socket outlets in the building, especially the bedrooms where there is only one socket outlet.

The Council therefore intends, through competitive tendering, to appoint a Contractor to carry out the required electrical upgrade to the property.

The works were originally tendered in October of this year. Due to an error in the procurement process, the procurement was cancelled. Revised tender documents were prepared and issued in November 2013 to the same original tenderers.

- 3.2 The six undernoted Electrical Contractors were invited to tender via the Public Contracts Scotland Quick Quotes facility. 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 Tender Amount After Checking
1	CableCom Electrical Ltd Edinburgh	£157,014.72	£155,020.47	<u>£155,020.47</u>
2	Maclin Electrical Ltd Musselburgh	£162,885.96	£160,530.42	
3	John G Mackintosh Ltd Loanhead	£192,578.04	£193,937.90	
4	Arthur Mackay Ltd Loanhead	£208,605.27	Unchecked	
5	F.E.S. Ltd Stirling	No Tender Received		

- 3.3 As indicated at 3.2 Messrs CableCom Electrical Ltd's tender amounting to £155,020.47 after detailed checking and correction is the lowest of the offers submitted.

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

Builders Work	-	Zest Building Services, Pencaitland
Fire Alarms	-	SPG Fire & Security

- 3.5 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Quantities (Sectional Completion) for use in Scotland 2011 Edition issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works in four Phases within 10 working weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 This proposed project requires the successful Contractor to deliver a presentation and/or workshop in a community group or youth group in East Lothian with a view to introducing and developing employability skills.
- 4.2 Messrs CableCom Electrical Ltd have confirmed in their Tender submission that they will comply with and deliver these CBIP requirements as part of this Contract.

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 and External CDM Co-ordinator Costs, the total project expenditure will not exceed £175,000.00 and has been approved by the Head of Council Resources.

Expenditure will be contained within the budget allocated to Property Renewals for 2013/2014 in the Council's Capital Plan.

This major element of this expenditure will be in this financial year with the remaining retention monies allocated in the 2014/2015 financial year.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 None.

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