

## Members' Library Service Request Form

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Originator	Neil Irvine
Originator's Ref (if any)	NI
Document Title	Proposed Lift Installation & Associated Works at North Berwick Community Centre, North Berwick

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Additional information:

Authorised By	Richard Jennings
Designation	Head of Development
Date	06/06/2014

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Deputy Chief Executive (Partnerships & Community Services)

**SUBJECT:** Proposed Lift Installation & Associated Works at North Berwick Community Centre, North Berwick

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## **1 PURPOSE**

To note the decision to award the contract for the Proposed Lift Installation & Associated Works at North Berwick Community Centre, North Berwick to Messrs GHI Contracts Ltd, Bellshill.

## **2 RECOMMENDATIONS**

Cabinet is asked to note the decision of the Deputy Chief Executive (Partnerships & Community Services)/ in consultation with the Head of Council Resources to accept Messrs GHI Contracts Ltd's tender amounting to £84,835.94 after checking, correction and savings and noting that it is open for consideration until 3<sup>rd</sup> August 2014 for the Proposed Lift Installation & Associated Works at North Berwick Community Centre, North Berwick.

## **3 BACKGROUND**

- 3.1 The works are required to improve accessibility within the Community Centre. The passenger lift will provide community access to all areas of the building extending the use of the facility for the community.
- 3.2 Tender Documents were issued to six of the Lot 1 Framework Contractors. Three Contractors (Morris & Spottiswood, Maxi and John A Smith & Sons) declined our invitation to tender during the tender period. Ashwood failed to submit a tender. The following offers were duly received, with the lowest two 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	GHI Contracts Ltd, Bells Hill	£89,035.93	£89,035.93	<u>£89,035.93</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£89,899.42	£89,899.42	
3	Morris & Spottiswood Edinburgh	Declined		
4	Maxi Construction Ltd Livingston	Declined		
5	John A Smith & Son (Building Contractors) Ltd, Athelstaneford	Declined		
6	Ashwood Scotland Ltd Bathgate	No return		

3.3 As indicated at 3.2 Messrs GHI Contracts Ltd's tender amounting to £89,035.93 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

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

- Lift - Thyssen Krupp, Glasgow
- Flooring - Veitchie, Falkirk
- Decoration - G. Nicholson, Edinburgh
- Electrical - A McKay, Loanhead
- Mechanical - Express Heating

3.5 The 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 6 weeks for Phase 1 and 3 weeks for Phase 2 from the date of commencement.

## COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

Messrs GHI Contracts Ltd's 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 and future projects.

One Extended Work Placement of 1 week for School Pupil.

### 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 – As a result of the lowest tender being in excess of the guideline cost, an appraisal of the risk element of the works was undertaken and savings have been identified. The savings have been achieved by excluding two provisional sums and will not impact on the quality of the project.

Based on the revised project costs, the total expenditure of the project has been assessed as follows:

Lowest Checked Tender submitted by Messrs GHI Contracts:	£89,035.93
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Deduct:

Reduction in Provisional Sums and Contingencies:	£4,199.99
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Add:

Statutory Fees:	£700.00
External Consultant Fees (Structural Engineer & CDM Co-Ordinator):	<u>£2,791.00</u>
Total Project Expenditure:	<u>£88,326.94</u>

Expenditure will be contained within a combination of the existing allocations within the Councils' Capital Plan, the Property and Renewals Budget and a donation from the Management Committee.

Capital Plan:	£70,000.00
(incl donation of £41,656.00 from Management Comm)	
Property & Renewals Budget 2014/15:	<u>£25,926.94</u>
Total:	<u>£88,326.94</u>

The major element of this expenditure will be in the financial year 2014/2015 with the remaining retention monies allocated in the 2015/2016 financial year.

6.2 Personnel – None.

6.3 Other – None.

## **7 BACKGROUND PAPERS**

7.1 None.

<b>AUTHOR'S NAME</b>	Paul Iannetta
<b>DESIGNATION</b>	Service Manager – Engineering Services & Building Standards
<b>CONTACT INFO</b>	Neil Irvine – Ext 7243
<b>DATE</b>	28 May 2014