

Members' Library Service Request Form

Date of Document	13/04/15
Originator	Gary Fenwick
Originator's Ref (if any)	
Document Title	Proposed Work Notice Repair Works at 14 & 16 Links Avenue, Musselburgh

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Cabinet

Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	15/04/15

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Community Services

SUBJECT: Proposed Work Notice Repair Works at 14 & 16 Links Avenue, Musselburgh

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 14 & 16 Links Avenue, Musselburgh to Messrs G Grigg & Sons Ltd

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Acting Head of Development in consultation with the Head of Council Resources to accept Messrs G Grigg & Sons Ltd's tender amounting to £104,063.79 after checking, and noting that it is open for consideration until 13th May 2015, for the Proposed Work Notice Repair Works at 14 & 16 Links Avenue, Musselburgh.

3 BACKGROUND

- 3.1 The Council's Environmental Health & Trading Standards department served a Work Notice on this property on 12th June 2014 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 obligated to enforce this Notice, commission the work directly and recoup costs from owners.
- 3.2 Tender Documents were prepared by Hardies Property & Construction Consultants, one of the Council's Framework Consultant Building Surveyors. A tender list of suitable tenderers was established and documents were issued to the five undernoted Contractors.

One of the tendering contractors failed to return a tender by the due date, and the following 4Nr offers were duly received. The offers were 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	G Grigg & Sons Ltd, Musselburgh	£82,295.91	£104,063.79	<u>£104,063.79</u>
2	Musselburgh Roofing & Building Services, Musselburgh	£96,412.84	£105,484.84	
3	Campbell & Smith Group Ltd, Ormiston	£134,979.48	£145,595.88	
4	City Roofing Ltd, Edinburgh	£159,356.16	£175,988.16	
5	Forster Roofing, Edinburgh	No return		

3.3 As indicated at 3.2 above, Messrs G Grigg Ltd's tender amounting to £104,063.79 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 The original Budget Estimate prepared by Hardies Surveyors prior to tender was circa £160,000.00.

3.5 It is noted that all originally submitted tender prices have increased. This is due to the failure of tendering contractors to consider tender information amendments which were issued during the tender period. Accordingly, all contractors were asked to correct their prices during the tender analysis stage, and these corrected prices, incorporating also an agreed increase in the contingency / risk sum allowances, are set out above.

3.6 Messrs G Grigg Ltd have yet to confirm the use of any domestic Sub-Contractors.

3.7 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	£104,063.79
External Building Surveying & CDM Co-ordinator Fees and Expenses including Initial Condition Survey and Report	£ 6,255.00
ELC Internal Client Agent / Technical Advice / Co-ordination Services	£ 950.00
Total	<u>£111,268.79</u>

As works progress on site, costs are paid by the Council and owners invoiced on completion. If invoices are not paid by owners, a Repayment Charge is secured against the title deeds of the residential properties. Interest is charged on outstanding amounts.

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None.

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Acting Head of Development
CONTACT INFO	Gary Fenwick – Ext 7860 GF – 13th April 2015