

## Members' Library Service Request Form

Date of Document	30/06/15
Originator	Head Of Development
Originator's Ref (if any)	
Document Title	Proposed Temporary Modular Accommodation at Wallyford Primary School, Wallyford

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Additional information:

Authorised By	Monica Patterson
Designation	Depute Chief Executive
Date	30/06/15

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**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive – Partnerships and Services for Communities

**SUBJECT:** Proposed Temporary Modular Accommodation at Wallyford Primary School, Wallyford

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## **1 PURPOSE**

To note the decision to award the contract for the Proposed Temporary Modular Accommodation and Associated Works at Wallyford Primary School, Wallyford, to Messrs Paton Plant Limited (Portakabin Scottish Division), Edinburgh.

## **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 Paton Plant Limited's (Portakabin Scottish Division) tender amounting to £367,547.81 after checking and correction and noting that it is open for consideration until 28<sup>th</sup> July 2015 for the Proposed Temporary Modular Accommodation and Associated Works at Wallyford Primary School, Wallyford.

## **3 BACKGROUND**

- 3.1 Wallyford Primary School will require additional classroom accommodation in August 2015 and subsequent years, to meet current committed development. The Council will meet this provision by means of temporary accommodation until the completion of the proposed new primary school which is scheduled for 2018, based on the developer's current programme for development of the strategic site.
- 3.2 Two additional classrooms and associated GP and ancillary accommodation and external works are required by 2018 to meet the increasing pupil roll (excluding the pupils anticipated to arise from the strategic site). Negotiations are underway with the applicant for the development of the strategic site who will be asked to contribute towards the provision of temporary accommodation if they seek to occupy houses in advance of completion of the new Primary School.

3.3 It is proposed that the Council single source Portakabin to relocate their existing TUs, currently on hire to the Council, at Windygoul Primary School to a new location at Wallyford Primary School in lieu of hiring or purchasing new TUs.

The benefits to the Council would be:

1. Speed of procurement, ensuring delivery of the TU's by the required date of August 14<sup>th</sup> 2015. Competitive procurement of new TUs would likely add a minimum of 4 – 5 weeks to the programme.
2. Speed of delivery, ensuring delivery by the required date of August 14<sup>th</sup> 2015. Since these existing TUs have already been fitted out for use at Windygoul there will be less preparation work involved than there would with a full fit out of new units.
3. Financial saving. Portakabin, if appointed to extend the hire of these units, have agreed to reduce their current weekly hire rate for the units at Wallyford for the 3 years hire period.
4. A single source appointment of Portakabin for these works and TU hire will enable the Council to deliver the required TUs at Wallyford in time for the next school year and within the existing capital budget allowance. It should be noted that the capital budget allowance for Wallyford TUs will not accommodate the cost of purchasing new units.

3.4 After discussions with the Council's Corporate Procurement and Head of Development tender Documents were issued to Messrs Paton Plant Limited (Portakabin Scottish Division), Edinburgh. Portakabin are currently one of the modular classroom suppliers listed on the government's CCS Framework for hire of temporary units

3.5 The following offer was duly received, being subject to detailed checks and correction resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Paton Plant Limited (Portakabin Scottish Division)	£322,749.12	£367,547.81	<u>£367,547.81</u>

3.6 As indicated at 3.5 Messrs Messrs Paton Plant Limited's (Portakabin Scottish Division) tender increased from £322,749.12 to £367,547.81 due to the addition of works required to up-grade the schools main switch board.

In the Council's opinion the tender has been priced fairly and reasonably.

- 3.7 The Contract is prepared on a firm price basis in terms of The Conditions of the Minor Works Building Contract with Contractors Design for use in Scotland (2011 Edition) Incorporating Amendment 1 (issued March 2015 and effective from 6 April 2015) issued by the Scottish Building Contract Committee; and the Contractor has undertaken to complete the works by 7<sup>th</sup> August 2015.

#### **4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

- 4.1 Messrs. Portakabin Limited have offered to carry out a talk to the pupils of Wallyford Primary School on modular construction, which will include a time lapse video of the modular temporary classrooms being installed at the school. This Community Benefits proposal satisfies the Council's requirements for a project of this nature, duration and value.

#### **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 – The total project capital expenditure as set out below will not exceed £259,276.17 and has been approved by the Head of Council Resources.

Main Contract Works	£171,075.17
External Structural Engineer	£5,000.00
External CDM Advisor	£1001.00
Telecom Upgrades	£2,200.00
Loose furniture	£15,000.00
New electric supply and transformer up-grade	<u>£65,000.00</u>
Sub – total	<b><u>£259,276.17</u></b>

- 7.2 This Capital expenditure will be contained within the budget of £265,000.00 allocated for Wallyford P.S. temporary units in the Council's Capital Investment Plan for 2015/2016.

- 7.3 In addition, there will be ongoing revenue cost for the rental of the temporary classroom unit. This cost will total £196,472.64 across the three year anticipated hire period (amounting to £65,490.88 on an annual basis).

The revenue expenditure will be contained and managed within the existing budget set aside for the operation of the Council's primary schools.

7.1 Personnel – None.

7.2 Other – None.

## **8 BACKGROUND PAPERS**

None.

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