

Members' Library Service Request Form

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Originator	Gary Fenwick
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Document Title	Proposed Alteration Works at Winterfield Welfare Facility, Dunbar

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	27/04/16

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and Community Services)

SUBJECT: Proposed Alteration Works at Winterfield Welfare Facility, Dunbar

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Alteration Works at Winterfield Welfare Facility, Dunbar to Messrs Musselburgh Roofing & Building Ltd.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources and the Head of Infrastructure to accept Messrs Musselburgh Roofing & Building Ltd's tender amounting to £36,582.35 after checking, correction and adjustment and noting that it is open for consideration until 26th May 2016 for the Proposed Alteration Works at Winterfield Welfare Facility, Dunbar.

3 BACKGROUND

- 3.1 Amenity Services green keeping staff at Winterfield Gold Course have been operating with limited welfare facilities for a number of years. Accommodation is below modern acceptable standards and implications in terms of Health & Safety responsibility have arisen. The proposed works will update the existing facilities to the required standard.
- 3.2 Tender Documents were issued to the five undernoted Contractors via Quick Quotes (The Public Contract Scotland Website) following an initial unsuccessful approach to the Council's Lot 1 Framework Contractors.
- 3.3 Initial enquiries to the Lot 1 Framework Contractors produced only 2 nr interested contractors which was deemed insufficient numbers to ensure

proper competition and therefore value for money. With the agreement of the Council's Procurement department the tender process under the Framework Contract was abandoned and a new Quick Quote process was initiated. The two interested contractors from the Framework Contract were invited to tender, along with three further suitable contractors. All five tenderers submitted their offers by the prescribed tender date.

- 3.4 The lowest three tenders were checked, and the first placed tender as submitted was found to have omitted the provisional sums for mechanical and electrical works and contingency, which when corrected, repositioned this tender in fourth place.

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking & Adjustment	Lowest Checked Tender Amount
1	Musselburgh Roofing & Building Ltd Musselburgh	£34,289.45	£36,582.35	<u>£36,582.35</u>
2	Gordon Guthrie Contracts Ltd Edinburgh	£37,671.00	£37,671.00	
3	Campbell & Smith Construction Tranent	£44,100.00	£44,100.00	
4	Zest Building Services Pencaitland	£32,439.65	£4,939.65	
5	GHI Contracts Ltd Bellshill	£61,977.00	not checked	

- 3.5 As indicated at 3.4 Messrs Musselburgh Roofing & Building Ltd's tender amounting to £36,582.35 after detailed checking and correction is the lowest of the offers submitted and has been competitively priced throughout.

Messrs Musselburgh Roofing & Building Ltd have not yet provided details of proposed sub-contractors.

- 3.6 The Contract is prepared on a firm price basis in terms of the SBCC Minor Works Building Contract for Use in Scotland 2011 Edition incorporating Amendment 1 issued March 2015 issued by the Scottish Building Contract Committee, and the Contractor has accepted the contract condition to complete the works within 6 weeks from the date of possession.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 This project is below the threshold where Council Community Benefits requirements apply and therefore Community Benefits do not apply.

5 INTEGRATED IMPACT ASSESSMENT

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

6 POLICY IMPLICATIONS

- 6.1 None.

7 RESOURCE IMPLICATIONS

- 7.1 Together with the addition of ELC Professional Costs and External Consultant Costs, the total project expenditure will not exceed £37,827.35 and has been approved by the Head of Council Resources.

Main Construction Contract	£36,582.35
External Consultant (Principle Designer Services)	<u>£ 1,245.00</u>
	<u>£37,827.35</u>

This expenditure will be contained within the 2016/17 Property Renewals Budget and this arrangement has approval from Council Finance.

The major element of this expenditure will be in the financial year 2016/2017 with the remaining monies allocated in the financial years as set out below:

<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
£500.00	£36,412.35	£915.00

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

None.

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