

Members' Library Service Request Form

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Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed House Alterations and Extensions at Nr 2 & Nr 19 Garleton Court, Gullane

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Cabinet

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 House Alterations and Extensions at 2 and 19 Garleton Court, Gullane

1 PURPOSE

- 1.1 That Cabinet notes the decision to award the contract for the Proposed House Alterations and Extensions at No. 2 & No. 19 Garleton Court, Gullane to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

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 Communities and Partnerships to accept Messrs Gordon Guthrie Contracts Ltd's tender amounting to £97,640.00 after checking and noting that it is open for consideration until 25 May 2016 for the Proposed House Alterations and Extensions at No. 2 & No. 19 Garleton Court, Gullane.

3 BACKGROUND

- 3.1 The properties at Nos 2 and 19 Garleton Court, Gullane are Open Market Aquisitions purchased by the Council utilising a government grant assisted incentive. Properties are purchased in this way to maintain Council residential stock at required levels. These properties are suitable for alteration and extension to provide accommodation for disabled tenants, and a need for the disabled accommodation which will be provided by these proposed alterations and extensions works has been identified.
- 3.2 Tender Documents were issued to the Council's five House Extension Framework Contractors and the following offers were duly received, the

three lowest 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	Gordon Guthrie Contracts Ltd Edinburgh	£97,640.00	£97,640.00	<u>£97,640.00</u>
2	Campbell & Smith Ltd Ormiston	£98,670.00	£99,070.00	
3	Ashwood Scotland Ltd Bathgate	£127,236.00	£127,236.00	
4	Individually Designed Homes Ltd Musselburgh	No return		
5	S.R. Joinery Ltd Tranent	No return		

3.3 As indicated at 3.2 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £97,640.00 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

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

- Decoration - Aldec Decoration, Edinburgh
- Electrical - Gordon Miller Electrical, Edinburgh
- Roofing - Pinnacle Roofing, Edinburgh

The Contract is prepared on a firm price basis in terms of the JCT 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 undertaken to complete the works within 16 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Gordon Guthrie Contracts Ltd is currently satisfying his Community Benefits responsibility to the Council, based on credit earned through other work, for the purposes of this project. Gordon Guthrie has also undertaken to offer a week's work experience to a local school leaver if required.

5 EQUALITIES 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 Financial – Together with the addition of restricted ELC Professional Costs & Expenses and External Consultants' Professional Costs and expenses, the total project expenditure will not exceed £100,000.00 and has been approved by the Head of Council Resources.

The costs will be met from the budget for House Extensions in the Council's HRA Capital Plan for 2015/2016, 2016/2017 and 2017/2018.

The major element of this expenditure will be in the financial year 2016/2017 with the remaining expenditure and retention monies allocated in the financial years as follows:

<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
£1,340.00	£96,219.00	£2,441.00

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 None

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Head of Development
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