

Members' Library Service Request Form

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Originator	Iain Farquhar
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Document Title	Proposed Extension and Alterations at Ormiston Primary School, Ormiston

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Cabinet

Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	18/02/21

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REPORT TO: Members' Library Service

MEETING DATE: February 2021

BY: Head of Infrastructure

SUBJECT: Proposed Extension and Alterations at Ormiston Primary School, Ormiston

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Extension and Alterations at Ormiston Primary School to Messrs Clark Contracts Ltd, Paisley.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Finance and Executive Director for Education and Children's Services to accept Messrs Clark Contracts Ltd's Tender amounting to £1,763,564.73 after checking, correction and adjustment and noting that it is open for consideration until 20th January 2021 for the Proposed Extension and Alterations at Ormiston Primary School, Ormiston.

3 BACKGROUND

- 3.1 Ormiston Primary School has a working capacity of 205 primary pupils and a nursery with 30 pupil places. It has a current roll of 159, and an 8 class structure operating within the 8 classrooms that are currently available. Updated pupil roll projections prepared in Nov 2020, in association with current housing developments, show an increase to 202 (9 classrooms due to composition structure) in 2022 and peaking at 227 (10 classrooms) in 2024, remaining around this level for a number of years.
- 3.2 The tendered proposals will include a two classroom extension with associated cloaks, toilet provision and a large flexible GP space (120m²) with generous storage capacities. In addition to the extension there will be an expansion of the dining hall to increase its existing capacities and a complete refurbishment of the existing kitchen.

- 3.3 External upgrades will include a new accessible entrance to the north of the school and playground upgrades to the south.
- 3.4 The construction of the extension comprises insitu concrete foundations and ground floor slab; steel frame structure with zinc and timber cladding to external walls and zinc covering to the roof; plasterboard wall and ceiling lining internally; plumbing, electrical and mechanical installations; decoration, external and drainage works.
- 3.5 The internal alterations comprise the remodelling of existing accommodation and layouts to provide new toilet facilities, larger dining hall and new main kitchen facilities.
- 3.6 Tender documents were issued to the six undernoted Lot 6 Framework Contractors via the Public Contract Scotland facility as noted below in alphabetical order.

Ref	Contractor
1	Balfour Beatty Civil Engineering Ltd, Paisley
2	CCG (Scotland) Ltd, Glasgow
3	Clark Contracts Ltd, Paisley
4	Hadden Construction Ltd, Aberuthven, Perthshire
5	Maxi Construction Ltd, Livingston
6	Morris & Spottiswood Ltd, Glasgow

- 3.7 Two Contractors withdrew from Tendering.
- 3.8 The three lowest Tenders were subjected to detail checks resulting in the Tender Amounts indicated below ranked in ascending order.

Ref	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	£1,742,767.71	£1,814,888.35	<u>£1,814,888.35</u>
2	£1,937,385.47	£1,960,938.03	
3	£1,988,321.92	£2,061,276.73	
4	£2,007,215.55	Not checked	

3.9 As indicated at 3.3 Messrs Clark Contracts Ltd's Tender amounting to £1,814,888.35 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.10 Messrs Clark Contracts Ltd have indicated that they propose to use the following Sub-Contractors on this contract:

Demolition/Alteration Work & Builder Work	David Morton Ltd, Falkirk
Woodwork	Birch Joinery Ltd, Glasgow
Roofing/Cladding Work	MBM Hard Metals Ltd, East Kilbride
Structural Steelwork	GR Contracts, Wishaw
Plumber Work & Mechanical Installation	Preah Building Services Ltd, Cumbernauld
Electrical Installation	AKD Electrical, Edinburgh
Decoration	George Nicolson Decorators, Edinburgh
Drainage & External Works	GGK Contracts (Scotland) Ltd, Edinburgh

3.11 The Contract is prepared on a firm price basis in terms of the standard Building Contract With Quantities for use in Scotland (2011 Edition) incorporating Amendment 1 (March 2015) and the Contractor has undertaken to complete the works within 50 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT

4.1 Messrs Clark Contracts Ltd have been made aware of the Council's CBIP requirements. The Council's Community Benefits Co-ordinator will contact the Contractor to agree a suitable level of CBIP for this contract.

5 POLICY IMPLICATIONS

5.1 None

6 INTEGRATED IMPACT ASSESSMENT

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

7 RESOURCE IMPLICATIONS

7.1 Financial - Together with the addition of External Consultant's Professional Costs and expenses, along with other associated costs, the total project expenditure will not exceed £1,932,000.00 and can be itemised as follows:

Lowest checked and corrected compliant Tender	£1,814,888.35
Add revision to Mechanical & Electrical Design and Specification post Tender	£13,676.38
Deduct Provisional Sums from Electrical Bills	<u>-£65,000.00</u>
Lowest checked, corrected and amended compliant Adjusted Tender	<u>£1,763,564.73</u>
Risk Contingency (Drainage upgrades)	£19,000.00
External Professional Fees (Structural Engineer, Services Engineers and CDM Advisor)	£89,000.00
IT/Data Connections	£20,000.00
Loose furniture and equipment	<u>£40,000.00</u>
Total Anticipated Expenditure	<u>£1,931,564.73</u>

This expenditure will be contained within the budget (£1,811,000.00) allocated for Ormiston Primary School Extension and (£121,800.00) allocated within the Property Renewals Budget for replacement of existing windows in the Council's Capital Plan.

The spend profile for this work will be approximately as follows:

2020/21 -	£153,850.00
2021/22 -	£1,750,977.00
2022/23 -	£26,737.73

7.2 Personnel – none.

7.3 Other – none.

8 BACKGROUND PAPERS

8.1 None

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DATE	18 th February 2021