

Members' Library Service Request Form

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Document Title	Proposed House Alterations & Extension at 59 Wilson Avenue, Prestonpans

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	10/03/21

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director for Place

SUBJECT: Proposed House Alterations & Extension at 59 Wilson Avenue, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed House Alterations and Extension at 59 Wilson Avenue, Prestonpans to Messrs Zest Building Services Ltd, Pencaitland

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Development to accept Messrs Zest Building Services Ltd's tender amounting to £152,084.69 after checking and correction, for the Proposed House Alterations and Extension at 59 Wilson Avenue, Prestonpans.

3 BACKGROUND

- 3.1 Report to Cabinet on 13 November 2012, Extensions Policy, presented and set out the Council's proposals for house extensions and alterations. The report highlighted that, due to high demand and a shortage of affordable housing, a number of households in East Lothian are overcrowded or in need of alteration / medical adaptation. The property at 59 Wilson Avenue Prestonpans was assessed by the Housing Manager as being in need of alteration and extension. The Council now intends, following competitive tendering, to appoint a Contractor to alter and extend this property.
- 3.2 Tender Documents were issued to the 5Nr Contractors on the Council's Framework of Contractors for House Extensions and Alterations, and the following offers were duly received. 3Nr framework contractors declined to return a tender. Contractors who returned tenders, in alphabetical order, were:-

L&D Plumbing and Tiling Services, Glasgow

Zest Building Services Ltd, Pencaitland

The following tenders were duly received and subjected to detailed checks and correction where required, resulting in the tender amounts indicated below, presented in ascending order:-

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking and updating	Lowest Checked Tender Amount
1	Zest Building Services	£147,084.69	£152,084.69	<u>£152,084.69</u>
2	Contractor 2	£161,231.17	£161,231.17	
3	Contractor 3	No return		
4	Contractor 4	No return		
5	Contractor 5	No return		

3.3 As indicated at 3.2, Messrs Zest Building Services Ltd's tender amounting to £152,084.69 after detailed checking and correction is the lowest offer submitted and has been competitively priced throughout.

3.4 Messrs Zest Building Services Ltd have indicated that they propose to use the following Sub-Contractors:

Electrical - GRC Electrical, Tranent

Plumbing & Heating – East Lothian Plumbing & Heating, Tranent

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 Zest Building Services Ltd have undertaken to satisfy their Community Benefits contract responsibilities.

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 Financial – Together with the addition of restricted ELC professional costs & expenses and external consultants' professional costs and expenses along with statutory fees, (third party consultant fees and statutory fees total £14,250.00) the total project expenditure will not exceed £166,334.69, and has been approved by the Budget Holder.

The costs will be met from the budget for Council House Extensions in the Council's HRA Capital Plan for 2020/2021, 2021/2022 and 2022/2023.

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

Report to Cabinet, November, 2012, Extensions Policy

AUTHOR'S NAME	Tom Reid
DESIGNATION	Head of Infrastructure
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