

Members' Library Service Request Form

Date of Document	13/06/23
Originator	Gary Fenwick - Quantity Surveyor
Originator's Ref (if any)	n/a
Document Title	Proposed Mechanical & Electrical Upgrades at Preston Tower Primary School Prestonpans

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	15/06/23

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director for Place

SUBJECT: Proposed Mechanical & Electrical Upgrades at Preston Tower Primary School, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Mechanical & Electrical Upgrades at Preston Tower Primary School, Prestonpans to Atalian Servest AMK Ltd.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Infrastructure in consultation with the Head of Finance to accept Atalian Servest AMK Ltd.'s tender amounting to £312,352.49 after correction and adjustment for the Proposed Mechanical & Electrical Upgrades at Preston Tower Primary School, Prestonpans. The tender is open for consideration until 1 July 2023.

3 BACKGROUND

- 3.1 The existing mechanical and electrical installations in the main building classroom wing are approaching the end of their functioning life and require to be upgraded to current standards as part of the Council's ongoing maintenance programme. A scope of works has been prepared for the upgrades which includes the replacement of the old style inefficient fan convactor heating system in these areas, along with replacement of the power, lighting and fire alarm system. In addition to the M&E works there will be an element of fabric upgrades by way of new suspended

ceilings to improve the aesthetic of the class spaces resulting in an enhanced teaching environment.

- 3.2 The Council therefore intend to appoint a contractor, through a competitive procurement process, to carry out the works.
- 3.3 Given the specialist nature of the proposed works, and in consultation with East Lothian Council Procurement, it was agreed that the most cost effective way to procure the proposed works was to identify specialist contractors and issue tenders via PCS Quick Quotes instead of using the Council's General Construction Framework. The anticipated value of the works is within the Council's Quick Quote limit of £500k.
- 3.4 In consultation with East Lothian Council Engineering Services, a tender list of three suitable specialist contractors was prepared. The contractors were approached pre tender and all three confirmed their interest and willingness to tender for the works. The tendering contractors are listed below in alphabetical order:

Ref	Contractor
1	Atalian Servest AMK Ltd
2	CableCom Electrical Ltd
3	John G Mackintosh Ltd

- 3.5 Tender documents were therefore issued to all three contractors on the tender list.
- 3.6 The three submitted offers were subjected to detailed checks resulting in the tender amounts indicated below, listed in ascending order.

Ref	Tender Amount as originally submitted	Tender Amount after correction
1	£283,190.17	<u>£283,190.17*</u> (withdrawn)
2	£312,031.36	<u>£312,352.49</u>
3	£379,003.17	£379,598.98

- 3.7 *The lowest tenderer, who's offer as submitted was £283,190.17, withdrew from the process during the tender analysis and clean-down stage citing high current workload and existing responsibilities on other

projects for the Council before their tender could be fully purified, and therefore the figure noted in the above table from this contractor remains the unchecked amount. The second lowest submitted tender in the corrected amount of £312,352.49 from Atalian Servest AMK Ltd became the preferred tender.

The checking process identified a number of minor arithmetic errors in the Atalian Servest AMK Ltd tender and, as indicated at 3.6, this tender amounting to £312,352.49, after detailed checking and correction, became the lowest offer submitted and has been prepared under competitive tendering conditions.

- 3.8 The Contract has been prepared on a firm price basis in terms of the SBCC Conditions of the Standard Building Contract Minor Works for use in Scotland 2011 incorporating Amendment 1 (March 2015). The Contractor has undertaken to complete the works within 5 weeks from the date of commencement of works on site.

The contract makes provision for weekend working to ensure that the works will be complete before the new school year starts in August 2023.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 Atalian Servest AMK Ltd are aware of the Council's requirements for CBIP and will work with the Council's CBIP Officer to ensure compliance with these requirements.

5.0 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 – Together with the inclusion of external professional consultant fees and removal costs, the total expenditure for this project will not exceed £316,852.49 as set out below, and has been approved by the Head of Finance.

Category	Estimated Costs (£)
Atalian Servest AMK Ltd.'s Tender	£312,352.49
External Consultant Fees, Surveys & Expenses	£1,500.00
Removals	£3,000.00
Total Expenditure	£316,852.49

The total expenditure will be contained within the Council's Property Renewals Capital budget for 2023/24.

The total budget spend profile is:-

2023/24 – £309,043.68

2024/25 – £7,808.81

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None

AUTHOR'S NAME	Tom Reid
DESIGNATION	Head of Infrastructure
CONTACT INFO	Lesley Robertson / Gary Fenwick 13/06/23