

REPORT TO: Cabinet

MEETING DATE: 9 March 2010

BY: Executive Director of Community Services

SUBJECT: Proposed Alterations and Refurbishment to Polwarth Park Pavilion, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Alterations & Refurbishment to Polwarth Park Pavilion, Prestonpans to Messrs Cornhill Building Services Ltd, Edinburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Executive Director of Community Services (per the Head of Community Housing and Property Management) as appointed representative under Standing Order Rule 51 (ii) and delegations Appendix 2a (Tenders) thereto and after consultation with the Provost and the Executive Director of Corporate Resources to accept Messrs Cornhill Building Services Ltd's revised tender amounting to £357,457.85 after checking, correction and negotiated savings and noting that it is open for consideration until 19 February 2010 for the Proposed Alterations & Refurbishment to Polwarth Park Pavilion, Prestonpans
- 2.2 Cabinet is asked to note that the Executive Director of Community Services has approved the award of this contract.

3 BACKGROUND

- 3.1 The Council is proposing to repair and refurbish the prominent listed sports pavilion at Polwarth Park, Prestonpans. The proposed works will comprise extensive repairs to the external fabric of the building and the upgrading and improvement of the internal facilities.

3.2 Tender documents were issued to the eight undernoted Approved Contractors and the following offers were duly received, the lowest three being subjected to detailed checks resulting in the Tender Amounts indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Cornhill Building Services	£389,304.80	£383,412.95	<u>£383,412.95</u>
2	Bankton Building Services	£385,603.34	£384,262.53	
3	Reywood Construction	£387,541.61	£391,185.31	
4	Maxi Construction	£398,974.94	Not Checked	
5	John A Smith	£399,900.80	Not Checked	
6	Campbell & Smith	£404,835.01	Not Checked	
7	John Dennis	£416,801.09	Not Checked	
8	Hart Builders	£506,392.71	Not Checked	

3.3 As indicated at 3.2, Messrs Cornhill Building Services Ltd's tender amounting to £383,412.95 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

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

- Electrical Work - Scottish Hydro Contracting, Newbridge
- Roofing Work - B&D Roofing, Dalkeith
- Plaster & Roughcast - Martin Miller Plastering Ltd, Edinburgh
- Floor Finishes - PSL Flooring, Loanhead

3.5 The Contract has been prepared on a firm price basis in terms of the Scottish Building Contract Contractor's Design Portion With Quantities (May 1999 Edition – January 2004 Revision) and the Contractor has undertaken to complete the works within 17 weeks from the date of contract award.

4 POLICY IMPLICATIONS

4.1 None.

5 EQUALITIES IMPACT ASSESSMENT

5.1 This Report is not applicable to the wellbeing of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

6.1 Financial – As a result of the lowest corrected tender being in excess of the budget allocation, a full appraisal of the tender and scope of works was undertaken to identify savings.

Savings of £25,955.10 were achieved through direct negotiations with Messrs Cornhill Building Services Ltd without compromising the function or quality of the Pavilion. Messrs Cornhill Building Services Ltd's revised tender now amounts to £357,457.85.

Based on Messrs Cornhill Building Services Ltd revised tender the total overall project expenditure has been assessed as follows:

Total Expenditure

Revised Tender	£ 357,457.85
External Professional Consultant's Costs	<u>£ 21,800.00</u>
Total Expenditure	<u>£ 379,257.85</u>

The Council's total expenditure for this contract of £379,257.85 has been approved by the Head of Finance and will be accommodated within the budgets allowed for New Sports Pavilions in the Council's approved Capital Investment Plan for 2009/2010 (£344,607.00) and the budget allowed for Sports Centres – Refurbishment in the Council's Approved Capital Investment Plan for 2010/2011 (£35,00.00). The works will commence on site in February 2010 with an estimated expenditure as follows:

<u>2009/2010</u>	<u>2010/2011</u>	<u>2011/2012</u>
150,000.00	219,757.85	9,500.00

6.2 Personnel – None.

6.3 Other – None.

7 BACKGROUND PAPERS

7.1 None.

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