

REPORT TO: Cabinet

MEETING DATE: 8 March 2011

BY: Executive Director of Community Services

SUBJECT: Proposed Electrical Refurbishment at Loch Centre, Tranent

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Electrical Refurbishment at Loch Centre, Tranent to Messrs John G Mackintosh, Loanhead.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Executive Director of Community Services (per the Head of Community Housing & Property Management) as appointed representative under Standing Order Rule 50 (ii) and delegation Appendix 2a (Tenders) thereto and after consultation with the Provost and the Head of Finance to accept Messrs John G Mackintosh's tender amounting to £154,277.58 after checking for the Proposed Electrical Refurbishment at Loch Centre, Tranent, and noting that it is open for consideration until 6 March 2011.
- 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 electrical installation at the Loch Centre is over 38 years of age and following a fire caused by electrical component failure in 2010 a full periodic electrical safety inspection was carried out. The inspection indicated that a complete electrical re-wire was required in order to keep the building safe in operation. A design was prepared by Community Housing & Property Management in order to get the major elements of the re-wire completed during a programmed shut down period agreed with Enjoy Leisure for other essential building maintenance to take place (28/02/11-18/03/11).

- 3.2 Tender documents were issued to three Approved Electrical Contractors and the following offers were duly received, all 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	John G Mackintosh Loanhead	£154,277.58	£154,277.58	<u>£154,277.58</u>
2	Cablecom Edinburgh	£150,963.49	£163,615.99	
3	Arthur Mackay Loanhead	£175,719.60	£175,719.60	

- 3.3 As indicated at 3.2 Messrs John G Mackintosh's tender amounting to £154,277.58 after detailed checking becomes the lowest of the offers submitted and has been competitively priced throughout.

- 3.4 The Contract has been prepared on a firm price basis in terms of the Scottish Building Contract Minor Works 2002 Edition Revised January 2004 and the Contractor has undertaken to complete the works within four weeks of date of possession.

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 – Together with the addition of restricted ELC Professional Costs, the total expenditure for the contract will not exceed £156,000.00 and will be contained within the budget allocated in the Council's approved Capital & Planned Maintenance Budget and has been approved by the Head of Finance.

The major element of this expenditure will be in this financial year with the remaining retention monies allocated in the 2011/2012 financial year.

- 6.2 Personnel – None.

6.3 Other – None.

7 BACKGROUND PAPERS

7.1 None.

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