

REPORT TO: Cabinet

MEETING DATE: 8 March 2011

BY: Executive Director of Community Services

SUBJECT: Proposed Main Hall and Bar Improvements at Brunton Hall, Musselburgh

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Main Hall and Bar Improvements at Brunton Hall, Musselburgh, to Messrs AKP Scotland, East Kilbride.

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 AKP Scotland's tender amounting to £2,966,937.81 after checking and correction and noting that it is open for consideration until 4 March 2011 for the Proposed Main Hall and Bar Improvements at Brunton Hall, Musselburgh.
- 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 project comprises the internal alterations to the Main Hall at the first floor level within the Brunton Hall, Musselburgh to create a new multi-purpose performance and events space. The works include the following:
- New external passenger and goods lift
 - New internal mezzanine level providing back stage dressing room facilities
 - Protected enclosure and extension of NW stairway 6 to serve new gallery and attic
 - Ventilation plant, with ceiling alterations for performance lighting and scenery

- Retractable seating for 569 people
- New control box with lighting and sound
- Hardwood sprung floor, acoustic folding partitions, veneered wall panelling
- Toilet alterations
- Function kitchen and bar fitments
- Aluminium window alterations and secondary glazing
- Box office enlargement
- External signage and lighting

Other activities in the Brunton Hall, the Theatre, Restaurant, Customer Service desks and Council offices will continue without interruptions during the alteration works. Access and the sequence of the works will be carefully programmed to minimise their effect on other users of the building.

- 3.2 Tender documents were issued to five Approved Contractors following public advertisement and the following offers were duly received, the three lowest 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	AKP Scotland, East Kilbride	£2,911,129.58	£2,966,937.81	<u>£2,966,937.81</u>
2	Clark Contracts, Paisley	£3,008,514.19	£3,020,659.44	
3	Interserve Project Services, Livingston	£2,960,881.51	£3,039,208.49	
4	Border Construction, Carlisle	£3,093,726.08	Not Checked	
5	Mansell, Glasgow	£3,502,020.00	Not Checked	

- 3.3 As indicated at 3.2 Messrs AKP Scotland's tender amounting to £2,966,937.81 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

- 3.4 Messrs AKP Scotland have indicated that they propose to use the following Sub-Contractors:

Groundworks	-	Cuchulain Construction Ltd, Glasgow
Brickwork	-	A & G Brickwork Contractors Ltd, Glasgow
Roofing Works	-	McConnell Roofing, Kilmarnock
Cladding	-	MBM Roofing Ltd, Glasgow
Structural Steelwork	-	J & T Blacksmiths, Glasgow
Partitions & Suspended Ceilings	-	JHC Interiors, Paisley
Doorsets and Ironmongery	-	Scotdor Ltd, Glasgow

Movable Wall Systems	-	Niche Operable Systems Ltd, Bolton
Toilet Cubicles and IPS	-	Rearo Laminates, Dunfermline
Ceramic Tiling	-	A De Cecco, Glasgow
Floor Coverings	-	McGarry Flooring Contracts Ltd, Wishaw
Painting & Decorating	-	Swanson Painter &Decorators Ltd, Edinburgh
Plasterwork	-	George Rome, Glasgow
Electrical Installation	-	John G Mackintosh, Bilston Glen
Mechanical Installation	-	Arthur McKay , Edinburgh

3.5 The Contract is prepared on a firm price basis in terms of the Standard Building Contract with Quantities for use in Scotland 2005 (Revised October 2007) and the Contractor has undertaken to complete the works within 60 weeks from the date of possession of the site.

4 POLICY IMPLICATIONS

4.1 None.

5 EQUALITIES IMPACT ASSESSMENT

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

6 RESOURCE IMPLICATIONS

6.1 Financial – The total expenditure of the project has been assessed as follows:

Lowest Checked Tender submitted by Messrs AKP Scotland	£2,966,937.81
<u>Add</u>	
Audio Visual Installation (estimate)	£400,000.00
Loose Furniture	£80,000.00
Asbestos Removal (balance)	£1,800.00
Fire Fighting equipment	£1,800.00
Amount of External Structural Engineer, Services Engineer, QS & CDM Co-ordinator Costs & Expenses	<u>£215,945.00</u>
Total Main Construction and Fitting Out Works	<u>£3,666,482.80</u>

ELC Professional Fees

Amount of Restricted ELC Professional Costs and Expenses £180,000.00

Provision of Emergency I.T. Infrastructure

Allowance for I.T. data connections
for business continuity use in the Brunton Hall £19,600.00

This expenditure, excluding professional costs and expenses, will be contained within the budget allocated for the Brunton Hall, Theatre & Main Hall Refurbishment in the Council's approved Capital Investment Plan for 2011/2012 and following years and has been approved by the Head of Finance.

The works will commence on site in March 2011 and a detailed cash flow forecast for the Project Expenditure will be prepared for monitoring purposes.

6.2 Personnel – None.

6.3 Other – None.

7 BACKGROUND PAPERS

7.1 None.

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