

Members' Library Service Request Form

Date of Document	18/05/12
Originator	Alistair Easton
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Document Title	Proposed External Fabric Repairs to Castellau House, Belhaven Road, Dunbar

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Cabinet

Additional information:

This report is being lodged retrospectively.

Authorised By	Monica Patterson
Designation	Ex Dir - Services for Communities
Date	18/5/12

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Executive Director of Community Services

SUBJECT: Proposed External Fabric Repairs to Castellau House, Belhaven Road, Dunbar

1. PURPOSE

- 1.1 To note the decision to award the contract for the Proposed External Fabric Repairs to Castellau House, Belhaven Road, Dunbar, to Messrs G Grigg & Sons, Musselburgh.

2. RECOMMENDATIONS

- 2.1 Cabinet is advised to note that the Chief Executive (per the Head of Community Housing & Property Management) as appointed representative under Standing Order Rule 46 and delegation Appendix 2a (Tenders) thereto and after consultation with the Executive Director of Community Services and the Head of Finance to accept Messrs G Grigg & Sons' tender amounting to £135,930.76 after checking and correction and noting that it is open for consideration until 22 July 2011 for the Proposed External Fabric Repairs to Castellau House, Belhaven Road, Dunbar.

3. BACKGROUND

- 3.1 The Council is proposing to carry out repair works to the external fabric of the building comprising repair/renewal of roof coverings, parapets and gutters and sundry repair and re-pointing of external stone walling. Castellau House presently houses Dunbar Library on the ground floor with three Council flats on the upper floor. The building is a Grade B listed building dated to the early 19th century and is located within the conservation area of Dunbar. The external building fabric has deteriorated over time and the external fabric particularly the roof elements are in need of extensive repair/replacement.
- 3.2 Tender Documents were issued to four Selected Contractors and the following offers were duly received, all being subjected to detailed checks resulting in the Tender Amounts indicated overleaf:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	G Grigg & Sons, Musselburgh	£181,867.44 *	£135,930.76	<u>£135,930.76</u>
2	Musselburgh Roofing & Building Services, Musselburgh	£165,906.45 *	£142,760.93	
3	Cornhill Building Services Edinburgh	£221,563.43 *	£162,523.57	
4	Zenith Property Conservation Ltd Loanhead	£226,037.96 *	£185,336.54	

* The arithmetic check of the tenders exposed a formula error on the electronic Bill of Quantities spreadsheet prepared by the External Consultant which, when corrected, resulted in the reductions in the Tender Amounts indicated above.

3.3 As indicated at 3.2 Messrs G Grigg & Sons' tender amounting to £135,930.76 after detailed checking and correction remains 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 Minor Works Contract (January 2004 Edition) and the Contractor has undertaken to complete the works within 20 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 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 and Expenses, External Consultants' and External CDM Co-ordinator's costs, the total project expenditure will not exceed £152,000 and has been approved by the Head of Finance. This expenditure will be accommodated within the budget allocated for Building Envelope Projects in the Council's approved Housing Capital Investment Plan for 2011/2012.

The major element of this expenditure will be in this financial year with the remaining retention monies allocated in the 2012/2013 financial year

6.2 Personnel – None.

6.3 Other – None.

7. BACKGROUND PAPERS

7.1 None.

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