

Members' Library Service Request Form

Date of Document	01/02/14
Originator	Head Of Development
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Document Title	Proposed Repair Works - 19-23 Balfour Street, North Berwick

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Cabinet

Additional information:

Authorised By	Richard Jennings
Designation	Head of Development
Date	18/02/14

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Work Notice Repair Works at 19 – 23 Balfour Street, North Berwick

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 19 – 23 Balfour Street, North Berwick, to Messrs Musselburgh Roofing & Building Services, Musselburgh.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources to accept Messrs Musselburgh Roofing & Building Services' tender amounting to £63,878.80 after checking and noting that it is open for consideration until 22 April 2014 for the Proposed Work Notice Repair Works at 19 – 23 Balfour Street, North Berwick.

3 BACKGROUND

- 3.1 The Council Housing Strategy and Development Services department served a Work Notice on this property on 9 September 2013 requiring owners to undertake essential work to return the building to a reasonable standard of repair. Owners have not complied with this Notice and the Council is now in a position to enforce this Notice, commission the work directly and recoup costs from owners.
- 3.2 Tender Documents were prepared by Hardies Property & Construction Consultants, one of the Council's Framework Consultant Building Surveyors. These documents were issued to the five undernoted selected Contractors and the following offers were duly received, the lowest three 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	Musselburgh Roofing & Building Services, Musselburgh	£63,878.80	£63,878.80	<u>£63,878.80</u>
2	Ronald G Graham Roofing & Building Ltd, Edinburgh	£73,495.82	£72,695.82	
3	Gordon Guthrie Contracts Ltd Edinburgh	£69,181.00	£77,181.00	
4	G Grigg & Sons, Musselburgh	£90,740.66	Unchecked	
5	P & M Sinclair Ltd, Rosewell	£116,179.23	Unchecked	

3.3 As indicated at 3.2 Messrs Musselburgh Roofing & Building Services' tender amounting to £63,878.80 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

All post tender questions and requested clarification from the Design Team have been answered/confirmed by the Contractor and this has resulted in no change to the originally submitted price of £63,878.80.

The original Budget Cost Estimate for the works prepared by Hardies Property & Construction Consultants was circa £69,000.00.

3.4 Messrs Musselburgh Roofing & Building Services have yet to confirm the use of any domestic Sub-Contractors.

3.5 The Contract is prepared on a firm price basis in terms of the Minor Works Building Contract for Use in Scotland 2011 Edition (SBCC/MW/Scot) issued by the Scottish Building Contract Committee.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 None

5 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 –

Lowest checked and compliant Tender £63,878.80

External Building Surveying & CDM
Co-ordinator Fees and Expenses £ 4,650.00

£68,528.80

As work progresses, costs are paid by the Council and owners invoiced. If invoices are not paid by owners, a Repayment charge is secured against the title deeds of the residential properties. Interest is charged on the outstanding amounts.

7.2 Personnel – None

7.3 Other – None

8 BACKGROUND PAPERS

8.1 None

AUTHOR'S NAME	Richard Jennings
DESIGNATION	Head of Housing & Environment
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