

Members' Library Service Request Form

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Originator	Iain Farquhar
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Document Title	Proposed Haddington Day Centre at Neilson Park Road, Haddington

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Additional information:

Authorised By	Richard Jenning
Designation	Head of Development
Date	12/03/14

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Haddington Day Centre at Neilson Park Road, Haddington

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Haddington Day Centre at Neilson Park Road, Haddington to Messrs Ashwood Scotland Ltd.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Development, acting under delegated authority to accept Messrs Ashwood Scotland Ltd's tender amounting to £105,192.32 after checking and correction and noting that it is open for consideration until 27 April 2014 for the Proposed Haddington Day Centre at Neilson Park Road, Haddington.

3 BACKGROUND

Haddington Day Centre has been accommodated in unsuitable premises in the Sands in Haddington for many years. There are a number of issues which prevent the Haddington Day Centre providing the required level of support in the community.

- The current premises is not easily accessible to any individual with a mobility problem
- The day centre is situated in a building with a communal stair running through the centre, leading to two flats above. This separates the lounge/activity area from the offices and toilet areas and presents operational and security issues, particularly for people with dementia.
- There is difficulty in ensuring that the property meets fire regulations.
- There is limited space in the communal area.

A decision has been taken in principle to provide a new facility as part of the new Haddington Community Hospital, due for completion in 2017. In the meantime, it is proposed to carry out alterations to the Council owned premises at 9 – 11 Lodge Street and re-locate the Day Centre. This will provide an accessible facility with suitable facilities to address the needs of older people with higher dependency needs, including those with dementia.

- 3.1 Tender Documents were issued to the five undernoted Lot 1 Framework 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	Ashwood Scotland Ltd Bathgate	£104,102.68	£105,192.32	<u>£105,192.32</u>
2	GHI Contracts Ltd Bellshill	£106,735.33	£109,301.03	
3	Morris & Spottiswood Ltd Glasgow	£117,270.66	£115,120.84	
4	Gordon Guthrie Contracts Ltd Edinburgh	£122,863.53	Unchecked	
5	Maxi Construction Ltd Livingston	£134,527.77	Unchecked	

- 3.3 As indicated at 3.2 Messrs Ashwood Scotland Ltd's tender amounting to £105,192.32 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

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

- Glazing - Peter Noble Glazing Dalkeith / GG Glass & Glazing, Cumbernauld
- Metal Stud Partitions / Suspended Ceilings - Alexander Gatey & Co., Blantyre / Universal Ceilings, Duns
- Plumbing & Mechanical - Select Building Engineering Services Ltd, Glasgow / John G MacKintosh, Edinburgh
- Electrical - Cablecom, Edinburgh / John G MacKintosh, Edinburgh
- Floor Finishes - Veitchi (Scotland) Ltd, Edinburgh / CL Flooring Services Ltd, Glasgow
- Plasterwork - T Mulraney, Tillicoultry /

Painterwork - G&R Ross Ltd, Airdrie
Presdec, Livingston /
J Todd Decorators, Armadale

- 3.5 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Quantities for use in Scotland 2011 Edition (SBC/Q/Scot 2011) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 6 weeks of Date of Possession.

4 POLICY IMPLICATIONS

- 4.1 Messrs Ashwood Scotland Ltd have submitted with their Tender the following Community Benefits proposals:

CB1 Provide a 15 day work experience placement for unemployed person

The above will provide 15 Community Benefit Points.

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 Fees & Expenses and External Structural Engineer and CDM Co-ordinator Costs, the total project expenditure will not exceed £112,000 and can be itemised as follows:

Lowest checked and corrected compliant Tender	£105,192.32
Furniture and Fittings – allowance	£5,000.00
External Structural Engineering, CDM Co-ordinator Fees & Expenses & statutory fees	<u>£1,200.00</u>
	£111,392.32

This expenditure will be contained within the budget allocated for Haddington Day Centre in the Council's Capital Investment Plan for 2013/14. An under-spend has been identified in the Tranent Care Home and Day Centre and an element of this will be transferred to the Haddington Day Centre budget to support the project. In addition, the Day Centre Management Committee has confirmed financial contribution of £55,000. The project expenditure has been approved by the Head of Council Resources.

The current property in the Sands is held on the Council's non-operational property asset base and will be offered for lease when vacant. This will generate additional income for the Council.

6.2 Personnel – None

6.3 Other – None

7 BACKGROUND PAPERS

7.1 None

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DATE	IF/CC – 12/03/14