

## Members' Library Service Request Form

Date of Document	20/05/14
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Roof Replacement & External Maintenance Works at 1-30 Tyne Court, Haddington

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Additional information:

Authorised By	Richard Jennings
Designation	Head of Development
Date	09/06/2014

For Office Use Only:	
Library Reference	97/14
Date Received	09/06/14
Bulletin	Jun 14

**REPORT TO:** Members' Library Service

**MEETING DATE:**

**BY:** Depute Chief Executive – Partnerships and Services for Communities

**SUBJECT:** Proposed Roof Replacement & External Maintenance Works at 1-30 Tyne Court, Haddington

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed Roof Replacement & External Maintenance at 1-30 Tyne Court, Haddington to Messrs Corstorphine Roofing & Building Ltd.

## **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 Corstorphine Roofing & Building Ltd's tender amounting to £139,889.75 after checking and noting that it is open for consideration until 9<sup>th</sup> July 2014 for the Proposed Roof Replacement & External Maintenance Works at 1-30 Tyne Court, Haddington.

## **3 BACKGROUND**

- 3.1 The Council's housing stock at Tyne Court, Haddington has fallen below acceptable condition standards, and a scope of works has been agreed to repair and upgrade the building fabric to the required standard. Works include roofing, rainwater installations, external render works and masonry repairs.
- 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 offers were duly received. The tenders were checked arithmetically and for compliance with the tender requirements, and tender amounts were confirmed.

3.3 At this time, the Council met with Hardies Property & Construction Consultants, and agreed that due to possible misinterpretation of parts of the contract documents by contractors, a number of clarifications should be made to ensure correct and comparable pricing. All tenderers were offered the opportunity to update their prices on this basis.

A tender addendum was issued to the contractors clarifying the scope of works where required and making clear the exact areas where remedial works would take place. Tender amounts are indicated below:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking and Updating	Lowest Checked and Updated Tender Amount
1	Corstorphine Roofing & Building Ltd, Edinburgh	£102,781.75	£139,889.75	<u>£139,889.75</u>
2	Musselburgh Roofing & Building Services, Musselburgh	£146,699.40	£182,470.00	
3	G. Grigg & Sons Ltd, Musselburgh	£151,320.00	£199,266.15	
4	Cornhill Building Services Ltd, Edinburgh	No Return	No Return	
5	James Breck Ltd, Edinburgh	No Return	No Return	

3.4 As indicated at 3.3 Messrs Corstorphine Roofing & Building Ltd's tender amounting to £139,889.75 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

The original Budget Cost Estimate for the works prepared by Hardies Property & Construction Consultants was circa £150,000.00.

3.5 Messrs Corstorphine Roofing & Building Ltd, Edinburgh have confirmed that no domestic Sub-Contractors will be employed.

3.6 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.

## **COMMUNITY BENEFITS IN PROCUREMENT (CBIP)**

The lowest priced Contractor has committed to the minimum Community Benefits requirements attached to this contract and as set out in the contract documents. This project requires a minimum of:

a) Two extended work placements of 1 week for a school pupil from an East Lothian School to be delivered as part of the delivery of the Contract.

Or

b) Delivery of two presentations and/or workshops in community groups or youth groups in East Lothian with a view to introducing and developing employability skills.

### **4 POLICY IMPLICATIONS**

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 RESOURCE IMPLICATIONS**

6.1 Financial –

Lowest checked and compliant Tender	£139,889.75
External Building Surveying & CDM Co-ordinator Fees and Expenses including Initial Condition Survey and Report	£8,500.00
External Structural Engineers Fees	<u>£300.00</u>
	<b><u>£148,689.75</u></b>

This expenditure is contained within the Modernisation Budget, part of the Housing Revenue Account for 2014/2015 and 2015/2016.

6.2 Personnel – None.

7.3 Other – None.

## 7 BACKGROUND PAPERS

7.1 None.

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<b>CONTACT INFO</b>	Gary Fenwick – Ext 7860
<b>DATE</b>	20 May 2014