

Members' Library Service Request Form

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Originator	Gary Miller
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Document Title	Proposed Extension to Pinkie St Peter's Primary School, Musselburgh

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	26/09/14

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Extension to Pinkie St Peter's Primary School, Musselburgh

1 PURPOSE

To note the decision to award the contract for the Proposed Extension to Pinkie St Peter's Primary School, Musselburgh to Messrs Hart Builders (Edinburgh) Ltd.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Acting Head of Development in consultation with the Head of Council Resources to accept Messrs Hart Builders (Edinburgh) Ltd's tender amounting to £3,687,029.11 after checking, correction and savings and noting that it is open for consideration until 6 November 2014 for the Proposed Extension to Pinkie St Peter's Primary School, Musselburgh.

3 BACKGROUND

- 3.1 Pinkie St Peter's Primary School requires to be extended to accommodate the pupils projected to arise from the development of new houses at Pinkie Mains. A S75 agreement was made with the developer for contribution towards the expansion of the school's capacity to meet the increase in pupil numbers. The proposals include provision of additional classrooms, nursery facilities and ancillary accommodation. There is also provision for creating additional space for 40/40 pupils from Levenhall Nursery which is in poor condition with limited remaining life.

- 3.2 This Report relates to the second phase of expansion at Pinkie to provide additional classrooms to meet the increased roll.

The first phase of works, completed in August 2013 comprised the provision of new boiler plant and switch room and internal alterations to provide an additional two classrooms.

The main school new-build extension is programmed for completion for the beginning of the school session in 2015 when alterations within the school to provide the nursery will commence.

3.3 Tender Documents were issued to the five undernoted Lot 6 Framework Contractors. One Contractor, Kier Scotland, withdrew from tendering during the tender period. The following offers were duly received with 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	Hart Builders Ltd, Macmerry	£3,809,031.38	£3,805,974.87	<u>£3,805,974.87</u>
2	McLaughlin & Harvey Ltd, Newtonabbey	£4,086,206.00	£4,086,172.89	
3	Barr Construction Ltd, Paisley	£4,095,937.00	£4,097,459.57	
4	Graham Construction Ltd, Hillsborough	£4,144,291.00	Unchecked	
5	Kier Scotland, Glasgow	Withdrew from Tender Process		

3.4 As indicated at 3.4 Messrs Hart Builders Ltd's tender amounting to £3,805,974.87 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.5 Messrs Hart Builders Ltd have indicated that they proposed to use the following Sub-Contractors:

- Electrical Installation - CableCom, Edinburgh
- Lift Installation - Kone, Bellshill
- Mechanical Installation - Express Heating, Edinburgh
- Sprinkler Installation - Emtec, Uddingston
- External Works - RJT Excavation, Jedburgh

3.6 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Contractor's Design Portion Sectional Completion for Use in Scotland 2011 Edition issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works by 20 July 2015.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 Messrs Hart Builders Ltd have submitted with their Tender the following Community Benefits proposal which satisfies the Council's requirements for a project of this nature, value and duration:

To employ an apprentice trades person for a minimum of one year of his/her apprenticeship. The apprentice will be living in the community of East Lothian at the time of employment.

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 – As a result of the lowest tender being in excess of the guideline cost a full appraisal of the scope of works was undertaken and suitable savings were identified. Hart Builder's revised tender after savings amounts to £3,687,029.11.

Together with the addition of External Structural Engineer, Quantity Surveyor and CDM Co-ordinator Costs, the total project expenditure will not exceed £3,865,457.11 and has been approved by the Head of Council Resources.

Main Construction Contract	£3,687,029.11
External Structural Engineer & CDM Co-ordinator	£65,000.00
Furniture and It Fit-out	£90,000.00
Statutory Fees	<u>£23,428.00</u>
	<u>£3,865,457.11</u>

This expenditure, along with the expenditure from previous enabling works contracts at Pinkie St Peter's Primary School will be contained within a combination of the existing allocation within the Capital and Revenue Budgets.

Overall Expenditure

Main Extension Works 2014 (as above)	£3,865,457.11
Enabling Works, Summer 2013 (including fees and fit out)	£646,400.00
Enabling Works, Summer 2014 (including fess and fit out)	£135,551.03
Balance of projects works to be completed (Nursery Extension, Summer 2015)	<u>£519,591.86</u>
	<u>£5,167,000.00</u>

Overall Budget Allocation

Capital Investment Plan for Pinkie St Peter's Extension	£4,772,000.00
Priority Works Schools Budget (400k)	<u>£395,000.00</u>
	<u>£5,167,000.00</u>

The major element of this Extension Project expenditure will be in the financial years 2014/2015 and 2015/2016 with the remaining retention monies allocated in the 2016/2017 financial year.

7.2 Personnel – None

7.3 Other – None

8 BACKGROUND PAPERS

- 8.1 Report to Members Library Service 4 June 2013 – Proposed Extension Enabling Works Pinkie St Peter's Primary School, Musselburgh.
- 8.2 Report to Members Library Service 18 June 2014 – Proposed Summer Enabling Works at Pinkie St Peter's Primary School, Musselburgh.

AUTHOR'S NAME	Douglas Proudfoot
DESIGNATION	Acting Head of Development
CONTACT INFO	Gary Miller – Ext 7269 GM/CC – 17 September 2014