

Members' Library Service Request Form

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Originator	Gary Fenwick
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Document Title	Proposed Extension at Dunbar Primary School, Lochend Campus, Dunbar

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Acting Head of Development
Date	17/06/15

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnerships and Community Services)

SUBJECT: Proposed Extension at Dunbar Primary School, Lochend Campus, Dunbar

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Extension at Dunbar Primary School, Lochend Campus, Dunbar to Messrs Clark Contracts Ltd.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Acting Head of Development, acting under delegated authority, to accept Messrs Clark Contracts Ltd's tender amounting to £1,319,264.32 after checking, correction and adjustment and noting that it is open for consideration until 6 August 2015 for the Proposed Extension at Dunbar Primary School, Lochend Campus Dunbar. This report is submitted to the Members Library Service in accordance with Standing Order 3.4 (a) and (c) for Members' Information.
- 2.2 Members are also asked to note that the works scope of this contract was increased post tender return to add 1Nr additional class sized space to the contract for the reasons set out in section 3 of this report.

3 BACKGROUND

- 3.1 Dunbar Primary School requires to be extended to accommodate the increasing pupil roll projected to arise from new housing developments in the school catchment, principally at Hallhill. The proposals which are the subject of this Tender include provision of 5Nr additional class sized spaces with ancillary accommodation to meet the future anticipated peak pupil roll, based on Key Stage 3 roll projections in Spring 2015.

3.2 Tender Documents were issued to the four undernoted Framework Contractors and the following offers were duly received, all returned Tenders 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	Clark Contracts Ltd, Paisley	£1,087,225.60	£1,115,176.65	<u>£1,115,176.65</u>
2	Hadden Construction Ltd Aberuthven	£1,258,010.20	£1,252,958.02	
3	Hart Builders Ltd, Macmerry	£1,272,536.13	£1,272,536.13	
4	McLaughlin & Harvey Co. Antrim	Withdrew from Tendering		

3.3 As indicated at 3.2 Messrs Clark Contracts Ltd's tender amounting to £1,115,176.65 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 The above tenders were based on a scope of works which provided 4Nr additional class sized spaces with ancillary accommodation to meet future anticipated peak pupil roll based on Key Stage 2 roll projections in May 2014. The analysis of new Key Stage 3 pupil roll projections prepared in Spring 2015 (as referred to in 3.1 above), highlighted a significant increase in the projected peak pupil roll from the May 2014 data, which formed the basis of the original proposals. Education have since confirmed that one additional class sized space will be required for the pupil numbers from 2019 to 2026 bringing the number of classrooms in the P4 – P7 school to 22 plus General Purpose space. This means that the school will require an extension of 5 class sized spaces by 2019.

3.5 The extension to Dunbar PS is requires to be completed for the new session in 2016 and, while the additional classroom is not required until 2019, we recommend that, with the contractor's agreement to extend his tendered rates to this work, this will provide the Council with best value. The alternative option to complete this contract and begin construction again in 2018 will be more costly and disruptive to the school.

3.6 In accordance with the NJCC Code of procedure for Single Stage Selective Tendering, and with agreement of the Council's Procurement department, an exercise was carried out with the lowest placed contractor where, through negotiation, the additional cost of providing these additional works through the contract was agreed. The cost of this additional work was added to the tender amount noted above and

resulted in a new tender of £1,319,264.32. All values are summarised in section 6 below.

- 3.7 Messrs Clark Contracts Ltd have indicated that they propose to use the following Sub-Contractors:

Builder Work	Corstorphine Building, Edinburgh
Roofing	Frank Dunn Roofing & Cladding, Glasgow
Plumbing & Mechanical	Express Heating Co Ltd, Edinburgh
Electrical	AKD Electrical, Edinburgh
Sprinkler	Tyco, Glasgow
Finishes	C&M Partitions, Glasgow
Painting & Decorating	Presidential Decorators, Livingston

- 3.8 The Contract is prepared on a firm price basis in terms of the Standard Building Contract With Quantities (Contractor Design Portion) for use in Scotland 2011 Edition (SBC/Q/Scot 2011) issued by the Scottish Building Contract Committee.
- 3.9 The Contractor has undertaken to complete the works in 39 calendar weeks from a site start in July 2015.

4 POLICY IMPLICATIONS

- 4.1 Messrs Clark Contracts Ltd have submitted with their Tender the following Community Benefits proposals:
- a) Two extended work placements of 1 week for a school pupil from an East Lothian School or
 - b) Delivery of two presentations and/or workshops in a community group or youth group in East Lothian with a view to introducing and developing employability skills.

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 professional fees for external Structural Engineer and CDM Co-ordinator, along with other associated

costs, the total project expenditure will not exceed £1,458,264.32, and can be itemised as follows:

Lowest checked and corrected compliant Tender	£1,115,176.65
Cost to provide 1Nr additional class sized space	<u>£204,087.67</u>
Sub Total (Revised Works Tender)	£1,319,264.32
Design development / contingency	£50,000.00
Furniture and fittings – allowance	£35,000.00
Teaching materials - allowance	£2,500.00
IT, inc' 'phones, data stations & white boards - allowance	£20,000.00
External Structural Engineering, CDM Co-ordinator Fees & Expenses & Statutory Fees	<u>£31,500.00</u>
Total	£1,458,264.32

6.2 This expenditure will be contained within the budget of £1,590,000.00 allocated for Dunbar Lochend Campus Additional Classrooms in the Council's Revised Capital Plan 2015-17. The spend profile for this work will be approximately as follows:

2015/2016 - £1,288,264.00
 2016/2017 - £150,000.32
 2017/2018 - £20,000.00

6.3 Personnel - None

6.4 Other - None

7 BACKGROUND PAPERS

None

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DESIGNATION	Quantity Surveyor
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DATE	16 June 2015