

Members' Library Service Request Form

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Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed Structural Alterations and Re-instatement at Old Dunbar Library, Belhaven Road, Dunbar, East Lothian

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Additional information:

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	15/02/16

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and
Community Services

SUBJECT: Proposed Structural Alterations and Re-instatement at Old
Dunbar Library, Belhaven Road, Dunbar, East Lothian

1 PURPOSE

- 1.1 Cabinet is asked to note the decision to award the contract for the Proposed Structural Alterations and Re-instatement at Old Dunbar Library, Belhaven Road, East Lothian to Messrs Gordon Guthrie Contracts Ltd, Edinburgh.

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 Gordon Guthrie Contracts Ltd's tender amounting to £81,070.58 after checking and correction and noting that it is open for consideration until 29th February 2016 for the Proposed Structural Alterations and Re-instatement at Old Dunbar Library, Belhaven Road, Dunbar, East Lothian.

3 BACKGROUND

- 3.1 The existing Old Dunbar Library building suffers from structural defects which have arisen due to incorrect historical structural alterations. Structural damage is present in the building and temporary works are in place to make the building safe. The Council recently commissioned a condition survey of the building to be carried out by one of the Councils framework Building Surveyor consultants in conjunction with the Councils framework Structural Engineer. Repair, alteration and making good works have been recommended to reinstate the buildings structural integrity.
- 3.2 The existing building comprises a space occupied by a commercial enterprise on the ground floor and 3Nr Council owned flatted properties on the first floor.

- 3.3 The works comprise essential structural repairs and making good works in the part of the building occupied by the first floor flats. The works also include the removal and replacement of the existing below standard heating and hot water installations to the flats.
- 3.4 Tender Documents were issued to four of the Six Lot 1 Framework Contractors. Two of the Framework Contractors declined our initial invitation to tender. During the tender period a further two Contractors withdrew, and the following offers were duly received, both being subjected to detailed checks resulting in the below:-

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Gordon Guthrie Contracts Edinburgh	£81,070.58	£81,070.58	<u>£81,070.58</u>
2	GHI Contracts Bellshill	£124,285.24	£125,011.11	
3	Ashwood Scotland Bathgate	No return		
4	Maxi Construction Edinburgh	No return		

- 3.5 As indicated at 3.4 Messrs Gordon Guthrie Contracts Ltd's tender amounting to £81,070.58 after detailed checking and correction remains the lowest of the offers submitted, and has been competitively priced throughout in comparison with the tender submitted by GHI Contracts, which includes elements which appear overpriced.
- 3.6 Messrs Gordon Guthrie Contracts Ltd have indicated that they propose to use the following Sub-Contractors:
- Decorations - E & P Decorators, Edinburgh
- Electrical Installation - J L Com Electrical, Edinburgh
- 3.7 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract with Contractors Design for Use in Scotland (2013 Edition) incorporating amendment Nr 1 issued March 2015 issued by the Scottish Building Contract Committee, and the Contractor has undertaken to complete the works within 12 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

- 4.1 Messrs Gordon Guthrie Contracts Ltd have confirmed with their Tender that they have employed two apprentice joiners from East Lothian on full apprenticeships in the last year on the strength of work recently awarded by the Council, and are planning to employ one further apprentice in 2016.

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 – Together with the addition of External Consultant's Professional Fees and expenses, and Approvals charges, the total project expenditure will not exceed £91,976.58 and has been approved by the Head of Council Resources. Financial breakdown as follows:-

Construction Cost -	£81,070.58
Consultants Professional Fees: Building Surveyor, Structural Engineer and CDM Advisor -	£10,465.00
Approval charges: Listed Building Consent -	<u>£ 441.00</u>
Total -	<u>£91,976.58</u>

This expenditure will be charged to the Housing Revenue Account.

The anticipated Spend Profile for the above based on a site start at the end of January 2016 is as follows:-

Financial year 2015 – 2016 -	£47,040.58
Financial year 2016 – 2017 -	£42,909.00
Financial year 2017 - 2018 -	£ 2,027.00

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None.

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