

Members' Library Service Request Form

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Originator	Gary Miller
Originator's Ref (if any)	GM/CC
Document Title	Proposed Boilerhouse Refurbishment Enabling Works at Port Seton Community Centre

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Cabinet

Additional information:

Authorised By	Ray Montgomery
Designation	Head of Infrastructure
Date	06/07/17

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive - Partnerships & Community Services

SUBJECT: Proposed Boilerhouse Refurbishment Enabling Works at Port Seton Community Centre

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Boilerhouse Refurbishment Enabling Works at Port Seton Community Centre to Messrs Taylor & Fraser Ltd, Paisley.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Communities & Partnerships and Head of Council Resources to accept Messrs Taylor & Fraser Ltd's tender amounting to £114,067.00 after checking and correction and noting that it is open for consideration until 12th September 2017 for the Proposed Boilerhouse Refurbishment Enabling Works at Port Seton Community Centre.

3 BACKGROUND

- 3.1 The Council intends to extend the existing Port Seton Community Centre by constructing a new gym hall, link corridor and toilets. In order to facilitate the main extension works, a programme of enabling works is required to be carried out in advance. The enabling works, which are the subject of this report, comprise the overhaul and replacement of heating pipes, plant and equipment located in the Centre's boilerhouse. By carrying out these disruptive works in advance, during the Centre's quiet period and during the summer months when heating is not required, the Council will minimise the disruption to the Centre during the main extension works which is due to start at the beginning of next year.
- 3.2 Tender Documents were issued to three Specialist Mechanical Contractors via the Public Contract Scotland Quick Quotes facility. The

following offers were duly received, all being subjected to detailed checks resulting in the Tender Amounts indicated overleaf:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	Taylor & Fraser Ltd Paisley	£96,177.93	£114,067.00	<u>£114,067.00</u>
2	George Birchall Ltd Edinburgh	£122,263.84	£122,263.84	
3	Express Heating Ltd Edinburgh	Declined		
4	Lothian Heating Ltd Loanhead	Declined		

3.3 Taylor & Fraser Ltd's initial tender submission excluded the Provisional Sums total. Once this was added and other minor corrections made to their offer, their revised tender sum is £114,067.00.

3.4 As indicated at 3.2 Messrs Taylor & Fraser Ltd's tender amounting to £114,067.00 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.

3.5 Messrs Taylor & Fraser Ltd have indicated that they proposed to use the following Sub-Contractors:

Electrical	-	Sinclair Scott Ltd
BMS Controls	-	In Depth Controls
Commissioning	-	H+V Commissioning

3.6 The Contract is prepared on a firm price basis in terms of the JCT Minor Works Building Contract for Use in Scotland (2011 Edition) issued by the Scottish Building Contract Committee and the Contractor has undertaken to complete the works within 7 weeks from the date of commencement.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Messrs Taylor & Fraser Ltd have been made aware of the Council's CBIP requirements. The Council's Community Benefits Co-ordinator will contact the contractor to agree a suitable level of CBIP for this contract.

5 POLICY IMPLICATIONS

5.1 None.

6 INTEGRATED IMPACT ASSESSMENT

6.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

7 RESOURCE IMPLICATIONS

7.1 Financial – Together with the addition of External CDM Consultant's Professional Costs and expenses, the total project expenditure will not exceed £114,900.00 and has been approved by the Head of Council Resources.

The cost of the enabling works will be met from the budget allocated for the extension of Port Seton Sports Hall in the Council's Capital Investment Plan for 2016/17, 2017/18 and 2018/19.

Budget

Total Capital Budget 2016/17, 2017/18 & 2018/19	£1,150,000.00
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Total Expenditure

Boilerhouse Enabling Works	£114,067.00
CDM Consultant Fee	£800.00
Anticipated Total Cost of Sports Hall Extension	<u>£1,035,133.00</u>
	£1,150,000.00

The major element of the enabling works expenditure (£112,027.00) will be in this financial year with the remaining retention monies (£2,873.00) allocated in the 2018/19 financial year.

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None.

AUTHOR'S NAME	Ray Montgomery
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