

## Members' Library Service Request Form

Date of Document	19/11/20
Originator	Gary Fenwick
Originator's Ref (if any)	GF
Document Title	Proposed House Extension & Alterations at 51 George Crescent Ormiston

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	26/11/20

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**REPORT TO:** Members' Library Service

**MEETING DATE:** November 2020

**BY:** Head of Infrastructure

**SUBJECT:** Proposed House Extension & Alterations at  
51 George Crescent Ormiston

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## **1 PURPOSE**

- 1.1 To note the decision to award the contract for the Proposed House Extension & Alterations at 51 George Crescent Ormiston to Messrs Robert Rollo & Sons, Prestonpans.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Head of Development to accept Messrs Robert Rollo & Sons Ltd's tender amounting to £149,226.47 after checking and correction, for the Proposed House Extension & Alterations at 51 George Crescent Ormiston.

## **3 BACKGROUND**

- 3.1 Report to Cabinet on 13 November 2012, Extensions Policy, presented and set out the Council's proposals for house extensions and alterations. The report highlighted that, due to high demand and a shortage of affordable housing, a number of households in East Lothian are overcrowded or in need of alteration / medical adaptation. The property at 51 George Crescent Ormiston was assessed by the Housing Manager as being in need of extension, alteration and medical adaptation. The Council now intends, following competitive tendering, to appoint a Contractor to alter this property.
- 3.2 Tender Documents were issued to the 5Nr Contractors on the Council's Framework of Contractors for House Extensions and Alterations, and the following offers were duly received. 1Nr framework contractor declined to return a tender. Contractors who returned tenders, in alphabetical order, were:

- L&D Plumbing and Tiling Services, Glasgow
- Russell Ramsay Building Services, Bonnyrigg
- Robert Rollo & Sons, Prestonpans
- Zest Building Services, Pencaitland

3.3 The following tenders were duly received and subjected to detailed checks, resulting in the tender amounts indicated below, presented in ascending order:

Ref	Contractor	Tender Amount Before Checking	Tender Amount After Checking and updating	Lowest Checked Tender Amount
1	Robert Rollo & Sons, Prestonpans	£124,162.15	£149,226.47	<u>£149,226.47</u>
2	Contractor 2	£129,016.82	£154,636.84	
3	Contractor 3	£132,087.35	£158,167.95	
4	Contractor 4	£134,060.00	£160,436.50	
5	Contractor 5	No return		

3.4 As indicated at 3.2, Messrs Robert Rollo's tender amounting to £149,226.47 after detailed checking and correction is the lowest offer submitted and has been competitively priced throughout. It will be noted that all of the tenders submitted have risen by similar amounts. This was due to an error in the Council's external consulting Building Surveyors formatting of the contract sum analysis document contained within the tender document, which resulted in incorrect totalling. This error was identified, agreed with the tendering contractors and corrected during the tender clean-down stage.

3.5 Messrs Robert Rollo have yet to confirm the names of proposed domestic subcontractors.

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) incorporating Amendment 1 issued March 2015, issued by the Scottish Building Contract Committee, and the Contractor has undertaken to complete the works within 16 weeks from the date of commencement.

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

- 4.1 Robert Rollo have undertaken to satisfy their Community Benefits contract responsibilities.

#### **5 INTEGRATED IMPACT ASSESSMENT**

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

#### **6 POLICY IMPLICATIONS**

- 6.1 None.

#### **7 RESOURCE IMPLICATIONS**

- 7.1 Financial – Together with the addition of restricted ELC professional costs & expenses and external consultants' professional costs and expenses along with statutory fees, the total project expenditure will not exceed £162,000.00, and has been approved by the Budget Holder.

The costs will be met from the budget for Medical Adaptations in the Council's HRA Capital Plan for 2019/2020, 2020/2021 and 2021/2022.

- 7.2 Personnel – None.

- 7.3 Other – None.

#### **8 BACKGROUND PAPERS**

- 8.1 Report to Cabinet, November, 2012, Extensions Policy

<b>AUTHOR'S NAME</b>	Tom Reid
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