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Originator	Tom Reid
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Document Title	Proposed Regeneration of Preston Tower, Prestonpans

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	26/05/21

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REPORT TO: MEMBERS' LIBRARY SERVICE

MEETING DATE: May 2021

BY: Executive Director for Place

SUBJECT: Proposed Regeneration of Preston Tower, Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Regeneration of Preston Tower, Prestonpans to Campbell & Smith Ltd, Ormiston.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Infrastructure in consultation with the Head of Communities & Partnerships and Head of Finance to accept Messrs Campbell & Smith Ltd.'s tender amounting to £690,260.37 after correction and adjustment for the Proposed Regeneration of Preston Tower, Prestonpans. The tender is open for consideration until 3 June 2021

3 BACKGROUND

- 3.1 The Council were awarded an allocation of town centre regeneration funding from the Scottish Government in March 2019, the Town Centre Fund 2019-2020 (TCF 19/20). Funds have been allocated to the Preston Tower Project, for which some preparatory work had already been commenced by the PSG Area Partnership, Preston Seton Gosford Great Place Project (Salt of the Earth), and the Prestonpans Community Council. This allocation supports wider regeneration activities in the Ward, including the Preston Seton Gosford Great Place Project, the regeneration of Prestongrange Museum, and the regeneration of War Memorial Square on Prestonpans High Street.
- 3.2 In order to meet the conditions of the grant funding the Council were required to legally commit the funds to the project by the 31st of March 2021. Due to ongoing COVID-19 lockdown restrictions from January 2021

and in the context of the good progress demonstrated by the Council in its procurement process, this deadline was later extended to the 30th of April 2021. It is a further condition of the grant that all funded works must be complete by 30th September 2021.

- 3.3 In consultation with the Council Procurement Department, and given the specialist nature of the proposed works, it was agreed that the most cost effective way to procure the Restoration Works was to target specialist contractors and go out to tender via PCS Quick Quotes instead of the Council's Construction Framework.
- 3.4 Due to the estimated value of the works exceeding the Council's Quick Quote threshold limit of £500k the agreed Quick Quote route was subject to a QQ Exemption Form which sought approval to procure in this way. The Exemption Form was approved and agreed by senior management.
- 3.5 After consultation with the Council's Design Team, a tender list of eight suitable specialist contractors was drawn up. All contractors were approached pre tender and all confirmed their interest and willingness to tender for the works
- 3.6 Tender documents were therefore issued to all eight contractors on the tender list. Three of the tendering contractors, Laing Traditional Masonry Group Ltd. LIMERICH LTD. and Scott & Brown Ltd. withdrew from the tender process during the tender period. Five tender submissions were received by the stipulated tender return date.
- 3.7 The tendering contractors are listed below alphabetically:

Ref	Contractor
1.	Campbell & Smith Ltd.
2.	G Brown Stonemason Ltd.
3.	John Laidlaw & Sons Ltd.
4.	Laing Traditional Masonry Group Ltd.
5.	LIMERICH LTD.
6.	McIntyre Masonry
7.	Restorex Ltd.
8.	Scott & Brown Ltd.

3.8 The tender amounts received are listed below in ascending order:

Ref	Tender Amount as originally submitted	Tender Amount after correction & Adjustment
1.	£632,194.20	£690,260.37
2.	£721,051.70	£730,701.45
3.	£829,256.80	£816,340.38
4.	£1,064,050.50	Not Checked
5.	£1,100,119.91	Not Checked
6.	No Tender	
7.	No Tender	
8.	No Tender	

3.9 Following the receipt of tender submissions further ecological information was made available for the site. This new information would prevent the completion of works in a single phase due to presence of roosting bats and possible nesting raptor. The ecology restrictions, coupled with the grant funding restrictions, led to the works being spilt into two separate phases to avoid disturbing wildlife during the critical breeding / nesting seasons and to ensure compliance with the grant drawdown conditions. .

3.10 After a series of meetings with the Design Team, including the project Ecologist, the works were phased as follows:-

Phase 1 – to be carried out between 1 July 2021 and 30 September 2021

- Archeological Investigations, Statutory Consents, and other Enabling Works
- Doocot Repairs
- Boundary Wall Repairs
- Public Access Works
- Interpretation Works
- Habitat Compensation Works

Phase 2 – to be carried out between 1 July 2022 and 30 November 2022

- Works to Preston Tower
- Installation of New Stair
- Installation of Feature Lighting

3.11 Funding for phase 1 will be met from the existing Town Centre grant funding. Progress to phase 2 will remain conditional subject to confirmation of additional funding being secured.

3.12 As indicated at 3.6 Messrs Campbell & Smith Ltd.'s tender amounting to £690,260.37 after detailed checking and adjustment is the lowest offer submitted and has been prepared under competitive tendering conditions. The tender has been confirmed by the Council's external Quantity Surveyor Consultant to be "*the most economically advantageous tender*"

3.13 The Council's Quantity Surveyor has satisfied himself that the above tender in the amount of £690,260.37 compares favourably with the pre tender cost estimate of £768,000.00 (including Interpretation Works) and that it represents a current market competitive tender for the works.

3.14 The Contract has been prepared on a firm price basis in terms of the SBCC Conditions of the Standard Building Contract With Quantities for use in Scotland 2016 (SBC/Q/Scot 2016) incorporating Amendment 1 (March 2015). The Contractor has undertaken to complete the Phase 1 works by 31 September 2021 and Phase 2 Works by 30 November 2022

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Messrs Campbell & Smith Ltd. are aware of the Council's requirements for CBIP and will work with the Council's CBIP Officer to ensure compliance with these requirements.

5.0 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 – Given that the project works had to be phased after the tender submission date, the lowest tendering contractors were invited to adjust their tenders to reflect the phasing and any inflationary increases on materials and labour that would be applicable to Phase 2. The project is also subject to additional design team fees and survey costs due to the phasing.
- 7.2 Together with the inclusion of external professional fees, statutory fees and surveys the total expenditure for both Phases on this project will not exceed £1,068,083.00 as set out below.

Phase 1

Category	Costs (£)
Campbell and Smith Tender	£248,847.50
External Consultant Fees, Surveys & Expenses	£271,624.44
Interpretation Consultancy	£62,500.00
Statutory Fees	1010.00
Total Phase 1 Expenditure	£583,981.94

Phase 2

Category	Estimated Costs (£)
Campbell and Smith Tender	£441,412.87
External Consultant Fees, Surveys & Expenses	£42,688.56
Interpretation Consultancy (included in Phase 1)	nil
Statutory Fees (included in Phase 1)	nil
Total Phase 2 Expenditure	£484,101.43

Total combined expenditure for Phase 1 and Phase 2 is **£1,068,083.00**

- 7.3 The total expenditure for Phase 1 of the project (£583,981.94) will be contained within the total allocation of Town Centre Regeneration funding from the Scottish Government in the amount of £900,000.00.
- 7.4 Phase 2 of the project will remain conditional subject to additional funding being secured.

7.5 The total budget spend profile

2020/21 - £38,364.90 – Phase 1

2021/22 – £545,617.04 – Phase 1

2022/23 – £411,101.43 – Phase 2

2023/24 – £73,000.00 – Phase 2

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None.

AUTHOR'S NAME	Tom Reid
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