

Members' Library Service Request Form

| | |
|---------------------------|--|
| Date of Document | 26/04/21 |
| Originator | Tom Reid |
| Originator's Ref (if any) | TR |
| Document Title | Proposed Regeneration of Prestonpans War Memorial, Prestonpans |

Please indicate if access to the document is to be "unrestricted" or "restricted", with regard to the terms of the Local Government (Access to Information) Act 1985.

| | | | |
|--------------|-------------------------------------|------------|--------------------------|
| Unrestricted | <input checked="" type="checkbox"/> | Restricted | <input type="checkbox"/> |
|--------------|-------------------------------------|------------|--------------------------|

If the document is "restricted", please state on what grounds (click on grey area for drop-down menu):

| |
|-----------------|
| For Publication |
|-----------------|

Please indicate which committee this document should be recorded into (click on grey area for drop-down menu):

| |
|---------|
| Cabinet |
|---------|

Additional information:

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

| | |
|----------------------|----------|
| For Office Use Only: | |
| Library Reference | 60/21 |
| Date Received | 26/05/21 |
| Bulletin | May21 |

REPORT TO: Members' Library Service

MEETING DATE: May 2021

BY: Executive Director for Place

SUBJECT: Proposed Regeneration of Prestonpans War Memorial,
Prestonpans

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Regeneration of Prestonpans War Memorial Square to G Brown Stonemasons Ltd, Haddington.

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Infrastructure in consultation with the Executive Director for Place and Head of Finance to accept Messrs G Brown Stonemasons Ltd.'s tender amounting to £ £474,292.61 after correction and adjustment for the Proposed Regeneration of Prestonpans War Memorial Square. 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 Prestonpans War Memorial Square Project, this follows an earlier project led by Prestonpans Community Council to repair and improve the setting of the War Memorial. 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 Preston Tower and Gardens.
- 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 works was to target specialist contractors and go out to tender via PCS Quick Quotes instead of the Council's Construction Framework.
- 3.4 After consultation with the Council's Design Team, a tender list of five suitable specialist contractors was drawn up. All contractors were approached pre tender and all confirmed their interest and willingness to tender for the works
- 3.5 Tender documents were therefore issued to all five contractors on the tender list. Two of the tendering contractors, John Laidlaw & Son and Scott & Brown Ltd. withdrew from the tender process during the tender period. Three tender submissions were received by the stipulated tender return date.
- 3.6 The tendering contractors are listed below alphabetically:

| Ref | Contractor |
|-----|--------------------------|
| 1. | Campbell & Smith Ltd. |
| 2. | G Brown Stonemason Ltd. |
| 3. | John Laidlaw & Sons Ltd. |
| 4. | LTM Group |
| 5. | Scott & Brown Ltd. |

3.7 The tender amounts received are listed below in ascending order

| Ref | Tender Amount as originally submitted | Tender Amount after correction & Adjustment |
|-----|---------------------------------------|---|
| 1. | £387,312.68 | £408,328.49 |
| 2. | £456,098.61 | £474,292.61 |
| 3. | £494,822.49 | £494,822.49 |

3.8 At the time of this tender the Council were also inviting bids for the regeneration of Preston Tower. Messrs Campbell & Smith Ltd. were the lowest bidders for both projects, but indicated in discussions following the closing date that they only had capacity to deliver one of the projects. Following consultation with ELC Procurement, and as they were lowest bidders on both projects, they were offer a choice of which to accept. They elected to accept the Preston Tower Project and withdrew their bid for this project. Consequently, the submission by Messrs G Brown Stonemasons Ltd. with the tendered amount of £474,292.61 after detailed checking and adjustment becomes 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*".

3.9 The Council's external quantity surveyor prepared a strategic level cost estimate for the project in December 2020 and advised of an anticipated tender cost of £300,632.08. G Brown's checked and corrected tender price is approximately £173,000 over their estimated cost. The difference between the estimate and the lowest tender can be explained by the inclusion of interpretation works into the contractor's remit and higher than anticipated Preliminaries and paving costs from the tendering contractors. G Brown have indicated that cheaper paving options may be available for consideration

3.6 The Council's Quantity Surveyor has satisfied himself that the above tender in the amount of £474,292.61 represents a current market competitive tender for the works.

3.7 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 by 31 September 2021.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Messrs G Brown Stonemasons Ltd. are aware of the Councils 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 – Together with the inclusion of external professional fees, statutory fees and surveys the total expenditure for the project will not exceed £534,293 as set out below, and has been approved by the Head of Finance.

| Category | Costs (£) |
|---|------------------|
| G Brown tender | £474,293 |
| External Consultant Fees, Expenses, planning fees | £50,000 |
| Additional surveys | £10,000 |
| Total Phase 1 Expenditure | £534,293 |

7.2 The full cost of the project will be funded in full by the Town Centre Fund grant.

7.3 Personnel – None.

7.3.1 Other – None.

8 BACKGROUND PAPERS

8.1 None

| | |
|----------------------|-------------------------|
| AUTHOR'S NAME | Tom Reid |
| DESIGNATION | Head of Infrastructure |
| CONTACT INFO | Jamie Baker 26/04/21 |