

## Members' Library Service Request Form

Date of Document	02/12/21
Originator	Iain Farquhar
Originator's Ref (if any)	IF
Document Title	Proposed Alterations and Upgrading of Coastal Toilets at Gullane Bents, Gullane

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Additional information:

Authorised By	Tom Reid
Designation	Head of Infrastructure
Date	07/12/21

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**REPORT TO:** Members' Library Service

**MEETING DATE:** December 2021

**BY:** Head of Infrastructure

**SUBJECT:** Proposed Alterations and Upgrading of Coastal Toilets at Gullane Bents, Gullane

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## **1 PURPOSE**

- 1.1 To note the decision to award the Contract for the Proposed Alterations and Upgrading of Coastal Toilets at Gullane Bents, Gullane to Messrs Ashwood Scotland Ltd, Livingston.

## **2 RECOMMENDATIONS**

- 2.1 Cabinet is asked to note the decision of the Head of Infrastructure in consultation with the Executive Director of Council Resources to accept Messrs Ashwood Scotland Ltd.'s Tender amounting to £299,761.08 after checking and correction and noting that it is open for consideration until 30 January 2021 for the Proposed Alterations and Upgrading of Coastal Toilets at Gullane Bents, Gullane.

## **3 BACKGROUND**

- 3.1 This project will provide visitors with improved toilet facilities at Gullane Bents. In addition outdoor showers and tourist information will be provided. This will provide key facilities for those using the beach, including the water sports users as well as those walking the John Muir Way. The current facilities are in much need of repair to bring them up to standard and are not fully DDA compliant.
- 3.2 There is also the opportunity to capitalise on the numbers of visitors to Gullane Bents each year by providing tourist information and interpretation of the coastline, to help direct visitors to other areas of East Lothian not currently under so much pressure from visitor numbers.

- 3.3 The works comprise: the stripping out of existing toilet block and reconfiguration of internal layout with profiled steel covered timber roof; profiled steel and timber clad external walls; velux rooflights; steel external doors; plasterboard clad timber stud internal partitions; new sanitary fittings; cubicles; IPS systems; tiled walls and floors; plumbing installations; electrical installations; decoration, external and drainage works.
- 3.3 Tender Documents were issued to the four undernoted Contractors via the Public Contract Scotland Quick Quote facility as noted below in alphabetical order.

Ref	Contractor
1	Algo (Blairgowrie) Ltd Perth
2	Ashwood Scotland Ltd Livingston
3	Hadden Group Aberuthven
4	RP Slight & Sons Ltd Musselburgh

The three lowest Tenders were subjected to detailed checks resulting in the Tender Amounts indicated below ranked in ascending order

Ref	Tender Amount Before Checking	Tender Amount After Checking	Lowest Checked Tender Amount
1	£300,550.47	£299,761.08	<u>£299,761.08</u>
2	£310,836.37	£308,339.12	
3	£328,760.99	£306,038.93	
4	£624,844.05	Not checked	

- 3.4 As indicated at 3.3 Messrs Ashwood Scotland Ltd.'s Tender amounting to £299,761.08 after detailed checking and correction remains the lowest of the offers submitted and has been competitively priced throughout.
- 3.5 Messrs Ashwood Scotland Ltd have indicated that they propose to use the following Sub-Contractors on this Contract:

Roofing/Cladding Work	Amac Roofing, Sheeting & Cladding Ltd, Glasgow or Curtis Moore (Cladding Systems) Ltd, Glasgow
Plumber Work (Sanitary & Waste) and Water Services Installation	Select, Glasgow or BPS Ltd, Uddingston
Electrical Installation	Intelligent Electrical Solutions, Bellshill or PFMS Facilities Ltd, Glasgow
Floor and Wall Tiling	A De Cecco Ltd, Glasgow or M & R Tiling, Glasgow
Painting and Decorating	George Nicolson (Decorators) Ltd, Edinburgh or NLDC Contracts Ltd, Livingston
Drainage Work and External Works	B&K Hume Groundworks Ltd, Duns or Emmatt Construction Ltd, Glasgow

- 3.6 The Contract is prepared on a firm price basis in terms of the standard Building Contract With Quantities for use in Scotland (2011 Edition) incorporating Amendment 1 (March 2015) and the Contractor has undertaken to complete the works no later than 31 March 2022

#### **4 COMMUNITY BENEFITS IN PROCUREMENT**

- 4.1 Messrs Ashwood Scotland 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 Consultant's Professional Costs and expenses, along with other associated costs, the total project expenditure will not exceed £313,661.08 and can be itemised as follows:

Lowest checked and corrected compliant Tender	£299,761.08
External Professional Fees (Structural Engineer, CDM Advisor)	<u>£13,900.00</u>
<b>Total Anticipated Expenditure</b>	<b><u>£313,661.08</u></b>

This expenditure will be contained within a revised grant figure of £172,830.00 (following approval of an application for additional grant funds) from The Scottish Government/Visit Scotland - Rural Tourism Infrastructure Fund and the sum of £140,831.08 from the budget allocated in financial year 2021/22 for Coastal Car Parks/Toilets in the Council's Capital Plan.

The spend profile for this work will be approximately as follows:

2021/22 - £309,165.00

2022/23 - £4,496.08

7.2 Personnel - None

7.3 Other - None

## 8 BACKGROUND PAPERS

8.1 None

<b>AUTHOR'S NAME</b>	Tom Reid
<b>DESIGNATION</b>	Head of Infrastructure
<b>CONTACT INFO</b>	Eddie Reid/Iain Farquhar – Ext. 7399/7317
<b>DATE</b>	2 December 2021