

Members' Library Service Request Form

Date of Document	28/01/22
Originator	David Ogilvie
Originator's Ref (if any)	
Document Title	Proposed Consolidation of Abandoned Mineworkings at Fa'side Lodge Site, Church Street, Tranent

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Additional information:

Authorised By	Wendy McGuire
Designation	Head of Housing
Date	11/02/2022

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REPORT TO: MEMBERS' LIBRARY SERVICE

MEETING DATE: February 2022

BY: Executive Director for Place

SUBJECT: Proposed Consolidation of Abandoned Mineworkings at Fa'side Lodge site, Church Street, Tranent

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Consolidation of Abandoned Mineworkings at the Fa'side Lodge site, Church Street, Tranent to Messrs. Groundsource Drilling and Contracting Ltd. (GDC).

2 RECOMMENDATIONS

- 2.1 Members are asked to note the decision of the Head of Housing in consultation with the Head of Infrastructure and Head of Finance to accept Messrs Groundsource Drilling and Contracting Ltd.'s tender amounting to a maximum guaranteed price of £644,975.00 after checking and correction, for the proposed consolidation of abandoned mineworkings at Fa'side Lodge site, Church Street, Tranent. Noting that the offer is open for consideration until 14 April 2022.

3 BACKGROUND

- 3.1 The site on which the former Fa'side Lodge nursing home stood was declared surplus and identified as suitable for the development of new build Council housing to meet local housing needs. The site was transferred from the General Services Account to the Housing Revenue Account in March 2015. Following this transfer, extensive asbestos removal works were carried out and the Lodge building was demolished to make way for the proposed housing development.
- 3.2 On 31st March 2017, the former Church of Christ Meeting Hall was bought for £32,000.00 by the Council. This building was demolished, increasing the development potential of the site by 4Nr housing units.

- 3.3 Design development has progressed and planning permission has been obtained for a scheme for 28 units. Stage 1 building warrant has been applied for. In October 2021, a cost plan was prepared and permission was sought and granted to progress the project. The proposed works involve the consolidation of mineworking in the Great Seam Coal beneath the site by means of drilling and the pressure injection of grout to prepare the site for the proposed construction work. Once the grouting is complete, the project will be tendered for a D&B contract with the securing of stage 2 building warrant being the responsibility of the main contractor.
- 3.4 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 ground remediation was to target specialist contractors and go out to tender via PCS Quick Quotes.
- 3.5 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
- 3.6 Tender Documents were therefore issued to the following five specialist grouting contractors via the Public Contract Scotland Quick Quotes facility.

Ref	Contractors Listed Alphabetically
1	Aarsleff Ltd.
2	Forkers Ltd.
3	GB Land Engineering Ltd.
4	Groundsource Drilling and Contracting Ltd.
5	Soil Engineering Geoservices Ltd.

- 3.7 Two of the contractors, Aarsleff Ltd. and GB Land Engineering Ltd., failed to submit a tender offer. Three offers were duly received by the prescribed date. These are listed below in ascending order. A tender report has been prepared by the Council's specialist consultant, Johnston Poole and Bloomer.

Ref	Tender Amount Guaranteed Minimum Price	Tender Guaranteed Maximum Price	Lowest Checked Tender Amount
1	£139,720.00	£644,975.00	<u>644,975.00</u> <u>(max)</u>
2	£135,000.00	£950,000.00	<u>Qualified</u> <u>tender</u>
3	£269,700.00	£661,020.00	

3.8 Tender Offer number 1, from Ground Source Drilling and Contracting Ltd, after detailed checking and correction has been identified by Johnston Poole and Bloomer as the most cost effective offer and has been recommended for acceptance

3.9 The Contract is prepared on a variable price basis in terms of the NEC Engineering and Construction Contract 2005 Option D.

3.10 The works programme is anticipated to be 14 weeks but this, along with the final costs, will be dependent on the extent of the grouting required which cannot be assessed at this stage. Johnson Pool and Bloomer will monitor the works, the programme and the costs on behalf of the Council. The final cost of the works will not be less than £139,720.00 and will not exceed £644,975.00.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 Messrs Ground Source Drilling and Contracting 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 specialist consultant fees and CDM fees the total cost of the ground consolidation at this site will not exceed £679,975.00.

Guaranteed Max Cost of Works £644,975.00

Consultant Fee £33,000.00

CDM Consultant Fee £2,000.00

Total **£679,975.00**

This is less than the previously reported estimated figure of £693,754.00 for these works

- 7.2 Personnel – None.

- 7.3 Other – None.

8 BACKGROUND PAPERS

- 8.1 None.

AUTHOR'S NAME	David Ogilvie
DESIGNATION	Service Manager – Housing Strategy & Development
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DATE	28 January 2022