

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES EXECUTIVE SUB-COMMITTEE

15 December 2005

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 1506/05

MONIFIETH HIGH SCHOOL, EXTENSION TO OFFICES AND ALTERATIONS - TENDER REPORT

Abstract

Report on tenders received and recommendation of acceptance.

RECOMMENDATIONS

The Resources and Central Services Executive Sub-Committee is recommended to:

1. approve the acceptance of the lowest tender for the several works, that of R S Hill Joiners & Builders, Forfar, in the amount of £258,679.91;
2. approve the estimated total cost of £633,800 including works to form bus and car park areas procured by the Roads department (at out-turn prices);
3. note that an allowance of £634,000 has been made for this project in the Education department's section of the 2005/2009 Financial Plan and 2006/07 Capital Budget;
4. note the revenue implications arising from this project (first full year 2008/2009) as contained in this report.

1 DESCRIPTION OF WORKS

The works comprise the construction of a new 40m² single storey extension to form a new public entrance with additional office accommodation and internal alterations to the existing office accommodation including forming a new reception area and meeting room, together with all associated services and external works.

2 TENDERS RECEIVED

Tender documents were issued to five contractors, selected in accordance with standard procedures, from the standing lists of contractors or registered with Constructionline.

Tenders were lodged with the Director of Law and Administration on 1 December 2005 and remain open for acceptance until 1 March 2006.

The offers are on a fixed price basis.

The tenders received, and after checking the lowest three offers, are as follows:

Contractor	Tender amount	Corrected amount
R S Hill Joiners & Builders, Forfar	£258,679.91	£258,679.91
W H Brown Construction (Dundee) Ltd, Dundee	£301,007.14	£301,007.14
Muirfield (Contracts) Ltd, Dundee	£317,864.45	£317,864.95
Torith Ltd, Dundee	£334,095.57	Not Checked
Pert Bruce Construction Ltd, Montrose	No offer received	

An examination of the tender documents received from the three lowest tenderers revealed a number of areas where they had not fully complied with the requirements of the tender documentation. In accordance with standard procedures the lowest tenderer was contacted initially and has now provided the required information in compliance with the requirements of the tender documents.

The general level of pricing contained within the lowest offer is considered to be fair and reasonable having regard to the nature and extent of the work involved.

3 ESTIMATED TOTAL COST

The estimated total cost of this project, based on the lowest tender, is as follows:

Works	£258,680
Allowance for works, procured separately, to provide temporary decant accommodation	£5,100
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	£263,780
Allowance for Property Services department professional fees and supervisory, travel and administrative expenses	£40,020
Allowance for Roads department structural engineering professional fees and supervisory, travel and administrative expenses	£10,000
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	£313,800
Works to form bus area and car parking procured by Roads department as Committee Report Nr 845/05 approved by the Infrastructure Services Executive Sub-Committee on the 7 July 2005	£295,000
Loose furniture and equipment	£10,000
IT and BT equipment	£15,000
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Estimated total cost (at out-turn prices)	<u>£633,800</u>

4 ALLOWANCE IN ESTIMATES

An allowance of £634,000 has been made for this project in the Education departments' section of the 2005/2009 Financial Plan and 2006/07 Capital Budget.

5 REVENUE IMPLICATIONS

There is no significant impact on recurring annual revenue costs relating to this project, as any additional revenue costs associated with the new build extension, including energy, maintenance, rates, cleaning, insurance, etc will be contained within the Education Departments Revenue budget.

The additional revenue expenditure in respect of loan charges arising from this project (first full year 2008/09) is £46,000 per annum calculated over 30 years on the Angus Council capital funded element of £633,800.

6 ESTIMATED PHASING OF EXPENDITURE

The following table shows the predicted phasing of the estimated total cost (assuming a start on site in January 2006) and, for comparison, the phasing of expenditure in the 2005/2009 Financial Plan and 2006/07 Capital Budget:

		2004/05 £000	2005/06 £000	2006/07 £000	2007/08 £000	Total £000
Phasing of expenditure of estimated total cost at out-turn prices	Project cost	14	455	150	15	634
	Capital	14	455	150	15	634
Budget allowance contained in the 2005/2009 Financial Plan and 2006/07 Capital Budget	Project cost	14	505	90	25	634
	Capital	14	505	90	25	634

7 CONSULTATION

The Chief Executive, the Director of Law and Administration, the Director of Education and the Acting Director of Finance have been consulted in the preparation of this report.

8 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implication, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

9 CONCLUSION

The Resources and Central Services Executive Sub-Committee is recommended to approve the acceptance of the lowest tender for the several works for the Extension to Offices and Alterations at Monifieth High School, that of R S Hill Joiners & Builders, Forfar, in the amount of £258,679.91.

REFERENCES

Committee	Date	Article	Subject
Education	13/01/05	41/05	School Estate Strategy
Infrastructure Services Executive Sub	04/07/05	845/05	Monifieth High School – Proposed Bus Area and Car Parking – Acceptance of Tender
Education	10/11/05	1298/05	2005/2009 Financial Plan and 2006/07 Capital Budget

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

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