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ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES EXECUTIVE SUB-COMMITTEE

15 December 2005

HOUSING COMMITTEE

19 January 2006

JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES AND  
THE DIRECTOR OF LEISURE SERVICES

No 1522/05

## **FORMATION OF PARK AT ABBOTSFORD ROAD, ARBROATH- TENDER REPORT**

### **Abstract**

Report on tenders received and recommendation of acceptance.

### **1 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 Torith Ltd, St Andrews, in the amount of £225,657.05; subject to satisfactory written agreement with the Association of Residents of Clifftown and Hayshead (ARCH) (formerly Clifftown Association of Residents (CRA)) on the means of transfer of the finance outlined in the funding package;
2. approve the estimated total cost of £297,833 of full project (at out-turn prices);
3. note this project will be financed from the funding package detailed in this report. The budgeted funding gap and any overspend up to a maximum amount of £40,000 will be funded by the Housing Revenue Account. All overspends thereafter will be funded by the Leisure Services department.

The Housing Committee is recommended to;

1. homologate the decision of the Housing Convener that the Housing Revenue Account contribute up to £40,000 towards costs of the project, and to note that, in terms of tender submission and the funding package that has been put in place, the contribution required is £20,810 (including £11,000 contingency). The

contingency element should not be used to allow changes to the specification without the express permission of the Director of Housing.

## 2 BACKGROUND

Reference is made to report 1168/05 of this committee when approval was given to the Director of Leisure Services in conjunction with the Director of Property Services to proceed to go out to tender for the development work at Abbotsford Road Public Park. The works were to be funded through a funding package raised by the Association of Residents of Clifftown and Hayshead (ARCH) .

## 3 DESCRIPTION OF WORKS

The works comprise the re-grading of existing ground levels, provision of play areas including installation of play equipment and associated safety surfacing, provision of multi-sport court, sensory gardens, community orchard, complete with all associated footpaths, fencing, lighting and planting works.

## 4 TENDERS RECEIVED

Tender documents were issued to five contractors detailed in Report No 1377/05 approved by the Resources and Central Services Executive Sub-Committee on 10 November 2005.

The offers are on a fixed price basis.

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

<b>Contractor</b>	<b>Tender amount</b>	<b>Corrected amount</b>
Torith Ltd, St Andrews	£210,257.05	£225,657.05
T & N Gilmartin (Contractors) Ltd, Cupar	£236,442.21	£236,442.21
Hatrick Bruce Ltd, Milnathort	£275,394.58	£268,547.27
D A Kennedy (Construction) Ltd, Perth	Returned unpriced	
Grounds Operations, Angus Council Leisure Services, Forfar	Returned unpriced	

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.

## 5 ESTIMATED TOTAL COST

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

Construction Works (Tendered)	£225,657
Play Equipment (Financed and paid for by ARCH)	£40,176
Allowance for professional fees and supervisory, travel and administrative expenses which is an in-kind contribution by Angus Council	£32,000
<b>Estimated total cost (at out-turn prices)</b>	<b>£297,833</b>

## 6 FINANCIAL IMPLICATIONS

Association of Residents of Cliffburn and Hayshead (ARCH) have put together a funding for the project as follows;-

	£	£
<b>To be matched against equipment purchased by ARCH</b>		
Communities Scotland		<b>40,176</b>
<b>To be matched against tendered works</b>		
Communities Scotland	60,000	
Fresh Futures	56,000	
CERS	38,097	
Angus Environmental Trust	30,000	
Arts & Sports Foundation	20,000	
Awards for All	5,000	
Hillcrest Housing Association	4,750	
ARCH	1,000	
Angus Housing Association	1,000	
		<b>215,847</b>
<b>In Kind Support</b>		
Angus Council		<b>32,000</b>
<b>Total</b>		<b>£288.023</b>

The tender will only be accepted subject to satisfactory written agreement with Association of Residents of Cliffburn and Hayshead (ARCH) on the means of transfer of the finance outlined in the funding package.

The total of the funding package is £9,810 short of the total costs. Accordingly this sum should, in terms of the agreed maximum contribution, come from the Housing Revenue

Account. This leaves a balance of £30,910 of the agreed maximum contribution of £40,000 from the HRA. It would be reasonable to allow for a sum of £11,000 representing 5% of the tender sum to set aside for any contingency against increases to the tendered sum. This should not however be used to allow for any change of specification without the approval of the Director of Housing.

The Director of Housing, subject to Housing Committee approval will underwrite up to £40,000 to initially cover any funding gap and thereafter any overspend (should it occur) on tendered works. Should any overspend exceed these amounts the Director of Leisure Services will cover this expenditure.

Additional revenue expenditure in respect of future annual maintenance costs amount to £4,739 compared with the current level of expenditure of £1,216, the additional cost will be met from the Leisure Services revenue budget.

## 7 ESTIMATED PHASING OF EXPENDITURE

The following table shows the predicted phasing of the construction works only, based on tendered value (assuming a start on site in February 2006):

		2005/06 £000	2006/07 £000	2007/08 £000	Total £000
<b>Phasing of expenditure of estimated total cost at out-turn prices</b>	Project cost Deduct	£160,000	£55,000	£10,657	£225,657

## 8 CONSULTATION

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

## 9 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 Leisure Services and Property Services departments.

## 10 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 Formation of

a Park at Abbotsford Road, Arbroath, that of Torith Ltd, St Andrews, in the amount of £225,657.05.

## REFERENCES

Committee	Date	Article	Subject
Environmental and Leisure Services	07/06/05	683/05	Development of Abbotsford Road Park, Arbroath
Environmental and Leisure Services	11/10/05	1168/05	The Development of Abbotsford Road Public Park, Arbroath
Resources and Central Services Executive Sub	10/11/05	1377/05	Formation of Park at Abbotsford Road, Arbroath – Tender List

## 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.

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Director of Property Services

John Zimny  
Director of Leisure Services

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