

EAST RENFREWSHIRE COUNCIL

CABINET

27 March 2014

Report by Director of Environment

ST. MARKS PRIMARY SCHOOL EXTENSION CONSTRUCTION WORKS

PURPOSE OF REPORT

1. The purpose of this report is to advise the Cabinet of the action taken by the Director of Environment to award a contract for the construction of St Marks Playground to Fleming Builders Ltd, for the reasons as outlined in this report.

RECOMMENDATIONS

2. The Cabinet is asked to note the action taken by the Director of Environment to award a contract for the construction of St Marks Playground to Fleming Builders Ltd for a sum of £60,000.

BACKGROUND AND REPORT

3. The Capital Plan includes £950,000 to fund an extension to St. Marks Primary School. This provision covers the main construction works, enabling works, loose furniture, professional fees and playground equipment.

4. Following a competitive tender process for the construction of a 4 classroom extension, Fleming Builders Ltd., were appointed as Main Contractor in July 2013 for a contract value of £608,659.

5. Early into the contract, it was noted that the condition of the playground had deteriorated to the extent that action needed to be taken. This deterioration was not any fault of the contractor, but instead was simply as a result of the poor condition of the playground sub base. Following discussions in October 2013, Property and Technical Services were asked to design a new playground to surround the new extension, and endeavour to deliver this in parallel with the new extension.

6. This design process is now complete. The contractor delivering the new extension has been approached and has indicated that they can undertake the additional playground work at a total additional cost of £60,000 which can be captured within the total contract sum referred to in paragraph 3 above. This cost has been assessed by Property and Technical Services as being competitive. As the contractor is currently on site, there will be no delay in completing the project thus reducing any impact on school activities. In addition, the site is already set up saving time and money, and the current contractor is proving an excellent contractor by adhering to programme and maintaining a good quality of workmanship.

7. Financial regulations require contract variations in excess of £50,000 to be approved by Cabinet prior to the variation being instructed except in urgent situations such as this. This is because the Cabinet was not scheduled to meet until 27 March 2014, which would have been too late to then give an instruction to the contractor.

8. In accordance with Financial Regulation 8.3 agreement was sought and obtained from the Leader of the Council and (in the absence of the Convener), the Vice Convener for Education and Equalities prior to accepting the contract.

FINANCE AND EFFICIENCY

9. The total cost of the project, including the additional works, will not exceed the approved Capital provision of £950,000. Had a new contractor been appointed, it would have been necessary to wait until the completion of the extension works before the new (playground) contractor could mobilise. This would have resulted in additional mobilisation costs, a delay to the completion of the project and inconvenience and disruption over a longer period for teachers, pupils and the local community.

CONSULTATION

10. Consultation has taken place between Property and Technical Services, Education, Finance and the Main Contractor, Fleming Builders Ltd. The Chief Procurement Officer has also been consulted in relation to this report.

PARTNERSHIP WORKING

11. Close partnership working has taken place with both Education and the main contractor to ensure that the extension will be handed over to Education in accordance with the agreed programme.

IMPLICATIONS OF THE PROPOSALS

12. There are no IT, staffing, equality or other implications associated with this report.

CONCLUSIONS

13. The action taken is considered to be the most efficient and cost effective method of procuring the new playground, which will complement the new school extension.

RECOMMENDATIONS

14. The Cabinet is asked to note the action taken by the Director of Environment to award a contract for the construction of St Marks Playground to Fleming Builders Ltd for a sum of £60,000.

Director of Environment

For further information contact Iain MacLean, Head of Environment on 0141 577 3720 or at iain.maclean@eastrenfrewshire.gov.uk

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