

Glenogle Swim Centre: Appointment of Construction Contractor

Finance and Resources Committee

11 November 2008

Purpose of report

1. To inform the Committee that under Standing Order 84, the Director of Corporate Services has approved the appointment of CBC (Glasgow) Ltd as the construction contractor for the project.

Main report

2. In order to avoid slippage in the project delivery programme for the project, under Standing Order 84, the Director of Corporate Services authorised the appointment of the construction contractor for the project.
3. Under normal reporting procedures the report would have been presented to the Finance and Resources Committee on 9 September 2008. It proved not to be possible to report to the Finance and Resources Committee due to the need to obtain supplementary information from the tendering contractors to enable their bids to be accurately assessed. Delaying the appointment to the November meeting of the Finance and Resources Committee would have resulted in a delay in the planned closure of the pool and the commencement of the construction phase of the project.
4. At its meeting in February 2008, the Council allocated £5.35m to the refurbishment of the swim centre in the Capital Investment Programme 2008/11. This is supplemented by a grant of a maximum of £350,000 from sportscotland with standard conditions attached. In addition, the Sustainable Development Unit in Corporate Services has confirmed that a contribution of £34,000 is available towards the cost of the provision of solar panels within the scheme, giving a total project budget of £5.734m.
5. Following an advertisement and short listing process using the weighed criteria scoring method normally adopted by the Council, the undernoted construction companies were invited to submit tenders for the Glenogle Swim Centre refurbishment:

CBC (Glasgow) Limited
Interserve Project Services Limited
John Graham (Dromore) Limited
Mace Limited
Mansell Construction Services Limited

6. The tenders were returned on 15 August 2008 by all five contractors. The three lowest tenders were evaluated by the Council's appointed Cost Advisers, Thomson Bethune, in accordance with the Code of Procedure for Single Stage Selective Tendering 1996, Alternative 2. Following adjustment of all three tenders for minor arithmetic errors, Thomson Bethune has confirmed that the lowest tender of £3,953,676.10 was submitted by CBC (Glasgow) Ltd. This compares favourably with the pre-tender estimate and is affordable within the project budget.
7. CBC (Glasgow) Ltd is an experienced construction company with an annual turnover of £45m. They have successfully completed a number of listed building projects in the West of Scotland.
8. Glenogle Swim Centre is located in a residential area of the city with limited access to the site and therefore the construction works will require to be planned carefully. Some level of disruption to on-street parking and the movement of vehicles in the vicinity of the refurbishment works is inevitable. Consultation with members of the community has already begun and will continue following the appointment of the contractor.

Financial Implications

9. The total project cost has been calculated at £5.078m. This cost is based on the following figures and is within the allocated budget of £5.734m.

i) Construction contract tender	£3.954m
ii) Utility costs and minor design and adjustments to be added to the tender figure	£0.059m
iii) Professional Fees, furniture, fittings and equipment, etc	£1.065m
	<u>£5.078m</u>
10. The refurbishment of listed buildings is subject to risk arising from unforeseen variations in the construction of the existing building which may have an impact on the project. These risks have been considered by the design team and included in the project risk register. Should any additional costs arise, the project budget will be examined in the first instance to identify funding options.

Environmental Impact

11. The adverse impact arising from this report is the short term disruption to transport in the immediate area, due to the construction works. Consultation with Transport and the local community has taken place and will continue with the contractor once appointed in order to minimise adverse impact. A positive environmental impact arising from the report is the improvement to the built environment by the refurbishment of a local historical building.

Recommendations

12. The Committee notes the appointment of CBC (Glasgow) Ltd as the contractor for the refurbishment of Glenogle Swim Centre.
13. The report is referred to the Culture and Leisure Committee for its interest.


Jim Inch
Director of Corporate Services


Dave Anderson
Director of City Development

Appendices	None
Contact/tel	Bill Ness, Head of Corporate Property and Contingency Planning Tel No 529 4915, e-mail bill.ness@edinburgh.gov.uk
Wards affected	Ward 5 – Inverleith
Single Outcome Agreement	Supports Single Outcome Agreement 10 - 'We live in well designed sustainable places where we are able to access the amenities and services we need' Local Outcome – Edinburgh's reputation as a sporting centre is improved. Supports Single Outcome Agreement 12 - 'We value and enjoy our built and natural environment and protect it and enhance it for future generations' Local Outcome – Edinburgh's flagship cultural venues are made fit for purpose to further sustain the city's historic and cultural infrastructure.
Background Papers	Culture and Leisure Committee Report of 20 November 2007 Council Committee Minutes of 21 February 2007