

To: ENVIRONMENTAL SERVICES COMMITTEE	Subject: KILSYTH, COLZIUM CAFE AND VISITORS CENTRE - REDEVELOPMENT
From: HEAD OF CORPORATE PROPERTY & PROCUREMENT	
Date: 17 March 2016	Ref: BM/EB/ ESMS14198

## 1.0 PURPOSE

- 1.1 The purpose of this Report is to advise the Committee on the outcome of the tenders procedure for the above.

## 2.0 BACKGROUND

- 2.1 The Works comprise redevelopment of existing derelict, stone built, Grade B Listed building (within the curtelage of Colzium Mansion House) formerly 'the Clock Theatre' to provide a building suitable for use as a cafe and visitor centre and separate public provision giving the possibility of use out-with the main building hours of operation.

Works to include; removal of Scottish Slate finish to be set aside for re-use upon completion of the renewal of the structural members of the roof, the addition of a dormer extension and replacement of the mid-floor at a raised level to provide level access to the walled garden to the rear of the building, new structural ground floor, new windows, toilet provision, drainage, ventilation, new stair and lift, stone repair, wall lining, servery to service the cafe, all associated finishes, services etc.

The scheme employs the use of a waterproofing membrane to the rear wall to cope with the terrain of the side and historical issues with water ingress. An external terrace and new entrance will be provided in place of a 1974 extension (being demolished separately) and a new entrance formed with ramped access to the terrace.

- 2.2 The funding for this work is contained within the Environmental Services Capital Programme. 2015/2016; 2016/2017 and 2017/2018.  
The client has confirmed that there is funding in place.
- 2.3 The contract was advertised on the Public Contracts Portal under the dual stage procedures ie. Candidates must first pass a selection procedure before being invited to tender. From the advertisement 13 Contractors expressed an interest and submitted a completed Pre-Qualification Questionnaire (PQQ).
- 2.4 The 13 PQQ's were evaluated and in accordance with the PQQ the 6 highest scoring contractors were invited to submit a tender for the works.

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**3.0 REPORT**

3.1 The Tender documents were issued to six Contractors, of whom all six Contractors submitted tenders, All were checked in accordance with NLC Tender Evaluation and PQQ procedures. The submitted tenders are as follows:-

<u>Contractor</u>	<u>Amount Before Checking</u>	<u>Amount After Checking</u>
JB Bennett (Contracts) Ltd	£639,389.48	£639,259.57
Fleming Buildings Ltd	£670,302.82	£670,309.65
Maxi Construction Ltd	£672,243.21	£671,623.68
McLaughlin Construction Ltd	£667,505.34	£673,453.28
Hadden Construction Ltd	£694,229.47	£684,229.47
Clark Contracts Ltd	£791,818.26	£792,940.06

3.2 After checking, the lowest offer was that submitted by JB Bennett (Contracts) Ltd in the amount of £639,259.57.

3.4 The project costs arising are as follows: -

Tender Costs	£639,259.57
Fees	£ 87,578.56
Total	<u>£726,838.13</u>

Estimated Spend 2015/2016 - £52,547.14  
Estimated Spend 2016/2017 - £655,944.24  
Estimated Spend 2017/2018 - £18,346.75

3.5 The Committee is asked to note that this Tender Report has been prepared after due consideration and consultation with the Client Services representative.

**4.0 RECOMMENDATION**

4.1 The Committee is asked to note that in accordance with the delegations given to the Executive Director of Corporate Services and following consultation with the Convenor, this contract has been awarded to JB Bennett (Contracts) Ltd.

**5.0 BACKGROUND PAPERS**

5.1 Held by the Head of Corporate Property & Procurement



**Head of Corporate Property & Procurement**