

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by Executive Director of Housing, Environmental and Economic Development**

**Tendering Committee: 10 November 2010**

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**Subject: Demolition of St. Andrews High School, Clydebank**

#### **1. Purpose**

- 1.1** To advise the Committee of tenders received for the Demolition of St. Andrews High School, Clydebank and to seek homologation of the decision of the Chief Executive Officer to exercise emergency powers in accepting the lowest tender as a result of the building becoming dangerous to members of the public.

#### **2. Background**

- 2.1** Tenders for the project were received on 26 May 2010 from six contractors.
- 2.2** Following two separate fire incidents and continuous vandalism of the building since it had been vacated, parts of the building had become dangerous and a safety risk to the public. As such officers requested that the Chief Executive Officer exercise emergency powers to appoint the lowest tenderer as a matter of some urgency to prevent continued danger to life and/or property. Such authority was granted on 3<sup>rd</sup> June 2010.

#### **3. Main Issues**

- 3.1** The works comprised the complete demolition of all buildings that formed St Andrews High School including the removal of all access roads, footpaths, external steps, car parking and playgrounds.

#### **4. Personnel Issues**

- 4.1** Design and Quantity Surveying services are being carried out in-house by the Architectural Services Section of Housing, Environmental and Economic Development.
- 4.2** CDM Regulations compliance is being undertaken by CDM Scotland Ltd. who were appointed to act as CDM Coordinator for the Council when this project was being planned.

## **5. Financial Implications**

- 5.1** The three lowest tenders were checked arithmetically and represented good value by current pricing levels and can be accommodated within the 2010/2011 Educational Services departmental capital budget provision. Adjustments have been made where appropriate in accordance with the code of tendering procedure (see Appendix 1 - Statement of Tenders Received).

## **6. Risk Analysis**

- 6.1** All risks were fully considered in the contract documentation and appropriate measures were incorporated in the construction phase health and safety plan for the project in accordance with the CDM Regulations 2007.
- 6.2** Failure to demolish these buildings could have resulted in continued vandalism and arson, which the property has endured since becoming vacant. This consequently could have presented a health and safety risk to the public and would have also resulted in additional costs requiring to be met from other existing budget lines within Educational Services.

## **7 Equalities Impact**

- 7.1** No significant issues were identified in a screening for potential equality impact of this service.

## **8. Conclusions & Recommendations**

- 8.1** The works included in this contract were as a result of the decision of the Education and Lifelong Learning Committee: 12 May 2010 – Schools Regeneration – Demolition Projects, to approve the demolition of this property.
- 8.2** The Committee is invited to homologate the decision of the Chief Executive Officer to exercise emergency powers in accepting the lowest tender as a result of the building becoming dangerous to members of the public, such works now being undertaken by Reigart Contracts Ltd in the sum of £197,455.50.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 10 November 2010**

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**Appendices:** Form ST/1 - Statement of Tenders Received

**Background Papers:** Education and Lifelong Learning Committee: 12 May  
2010 - Minutes.

**Ward Affected:** 6