

EXTERNAL SECURITY FACILITY

Executive summary

1. This paper updates the SPCB on progress with the external security facility and invites the SPCB to decide whether or not it wishes to proceed to the next stage and issue an Invitation to Tender (ITT) for the construction of the facility. This next stage would not constitute a decision to build the facility but would allow the SPCB to test the market and gather quotes for the construction cost.

Issues and Options

2. In line with the SPCB's agreement to a staged approach, the Corporate Body took the decision at its meeting on 15 November 2011 to submit a planning application to the City of Edinburgh Council and to instruct architects to complete the detailed design.

3. This paper updates the SPCB on progress on these matters and outlines the next steps for the SPCB's consideration.

Planning Permission

4. The formal planning application was submitted to the City of Edinburgh Council on 17 November 2011. In conjunction with the application, we contacted a number of interested bodies to alert them to the application and, as a consequence, we held a meeting with representatives of the Cockburn Association and Architectural Heritage, Scotland, to preview the application.

5. A formal notice was issued by The City of Edinburgh Council on 19 January 2012 stating that "The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as granted in accordance with the particulars given in the application". There were no "conditions" attached to the approval.

Completion of design

6. No design changes were imposed during the planning application approval process. As is normal during design development, there have been a number of alterations to the proposals as presented to SPCB in November. Comprehensive stakeholder consultation has continued throughout this stage and the design has been adjusted in certain instances to respond to the fine detail emanating from these meetings. None of these design changes have added to the overall estimated cost of the facility.

7. The required blast design criteria provided by external specialists have been incorporated within the design and the external government agency specialists have confirmed that the design satisfactorily addresses the criteria.

8. The design is now 'frozen'. If the SPCB decides to proceed to the next stage, tender issue drawings will be available to accompany the ITT for short-listed contracting organisations.

9. The architect attended the meeting on 28 March to present the finalised plans, talk through the design and answer any questions.

Latest Security Advice

10. We have consulted our security adviser to see if there is any change to the advice the SPCB received last autumn. His advice is that the case for the construction of the facility is as strong as ever. Lothian and Borders Police concur with that view.

Latest Legal Advice

11. The previous legal advice on matters of legal risk and on statutory obligations remain the same, as does the continuing need to follow a robust procurement process.

Prequalification Questionnaires

12. In order to ensure that we would be in a position to issue an ITT, should the SPCB agree to proceed to the next stage, on 20 January we issued an advert online and in trade press seeking expressions of interest from building contractors who would be interested in tendering for the construction of this facility. The closing date for the receipt of responses was 13 February.

13. Prequalification questionnaires were submitted by 8 organisations and were evaluated individually by Evaluation Team members. An Evaluation Board was held on 13/14 March 2012 to agree overall scores and we propose that the 5 highest scoring suppliers be selected to be invited to tender. We will update the SPCB at the meeting on the suppliers with the highest scores.

Resource Implications

14. As a result of the design changes mentioned above, there have been some changes to the detailed cost plan but the net effect of these changes is cost neutral and the estimated overall cost, if the SPCB were subsequently to decide to build it, has not changed and remains as reported to the SPCB in November. The only direct costs associated with any decision to go out to tender, other than internal staff resources, would be ongoing project management costs and design team input to the tender evaluation process of between £50,000 and £60,000.

Publication Scheme

15. This paper will be published in line with the SPCB's Publication Scheme.

Next steps

16. If, having considered the information in this paper and the finalised drawings, the SPCB decides to proceed to the next stage, officials will inform the successful and unsuccessful companies after the SPCB meeting, finalise the ITT and the contract documentation and issue it to the successful companies. Tenders would be due back in June and, following thorough evaluation, a contract award recommendation would be made to the SPCB at the end of the summer. At that stage the SPCB would make the final decision on whether or not it wished to proceed to award a contract to construct the facility.

Decision

17. SPCB is invited to decide whether or not it wishes to proceed to the next stage and to instruct officials to issue an Invitation to Tender.

Stewart Gilfillan
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