

REPORT

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE	Subject: CONVERSION OF EDWARD LAWSON CENTRE TO FORM A TRAINING FACILITY
From: HEAD OF DESIGN SERVICES	
Date 25 April 2008	Ref: DMcC/LC/ SWMS07022

1.0 _____

1.01 The purpose of this report is to advise Committee of the outcome of the tendering procedure for the above.

2.0 BACKGROUND

2.01 Following instructions from the Client Department, tender documents were prepared for the internal refurbishment and alterations to convert the existing day centre into a training facility for Social Work staff. The work comprises extensive replacement/renewal of mechanical and electrical services, replacement of existing ceilings, renewal of floor finishes and decoration.

2.02 The funding for this work is contained within the Housing and Social Work Services Capital Programme 2008/2009, and 2009/2010 and 2010/2011.

3.0 PROPOSALS/CONSIDERATIONS

3.01 The Tender documents were issued to six contractors four of whom submitted a Tender as follows:

<u>Contractors</u>	<u>Amount Before Checking</u>	<u>Amount After Checking</u>	<u>Amount After Adjustment</u>
1 SIM Building Group Ltd	£1,065,705.87	£1,105,316.67	£ 985,888.50
2 David H. Allan Ltd	£1,128,167.94	£1,107,402.66	
3 Ashwood Scotland Ltd	£1,164,258.06	£1,164,258.06	
4 Maxi Construction Ltd	£1,185,066.92	Unchecked	
5 Connaught Property Services Ltd	No offer received		
6 Morris & Spottiswood	No offer received		

3.02 The lowest offer received was in excess of the clients budget. After negotiation with the lowest tenderer, an addendum bill to omit items of work and reduce provisionals sums was agreed with the contractor. The contractor has also agreed to hold the revised tender open for acceptance until Friday 16th May 2008.

3.03 After checking the lowest offer remained that submitted by SIM Building Group Ltd in the amended and corrected amount of £985,888.50.

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3.04 The project costs arising are as follows: -

Tender Costs	£ 985,888.50
Fees	£ 135,066.72
Total	<u>£ 1,120,955.22</u>

Estimated Spend 2008/2009 -	£ 880,000.00
Estimated Spend 2009/2010 -	£ 220,000.00
Estimated Spend 2010/2011 -	£ 20,955.22

3.05 The Committee are asked to note that this tender report has been prepared after due consideration and consultation with the Client Departments representatives.

4.0 RECOMMENDATION

4.01 The Committee is asked to note that in accordance with the delegations given to the Executive Director of Corporate Services, this project is being progressed for acceptance, after consultation with the Convenor.

5.0 BACKGROUND PAPERS

5.01 Held by the Head of Design Services.


Head of Design Services