

AGENDA ITEM No. 8(6)
NORTH LANARKSHIRE COUNCIL
REPORT

To: EDUCATION (RESOURCES) SUB COMMITTEE)		SUBJECT: MOTHERWELL - GLENCAIRN NURSERY - NEW BUILD
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date: 28 January 2003	Ref: ISF/EK/ EDMS02079	

1.0 INTRODUCTION

(1.01) The purpose of this report is to keep Committee members informed regarding the above.

2.00 BACKGROUND

- (2.01) Following instructions from the Client Department, tender documents were prepared for the erection of a nursery classroom with an approximate internal floor area of 193m².
- (2.02) The funding for this work is contained within the Early Years Development Fund 2002/2003, 2003/2004 and 2004/2005.
- (2.03) This project was originally reported for tender acceptance on 12 November 2002, subject to both Building Warrant and Planning Permission being granted. A savings exercise was also carried out to bring the contract within the budget available.
- (2.04) This report has been prepared to advise Committee that both Building Warrant and Planning Permission are still awaited and that extensions to the acceptance period (normally 90 days from return of tender) have been sought from the first and second contractors, namely Ogilvie Construction Ltd and Fleming Buildings Ltd.

Both contractors have agreed to extend the acceptance period by one month to 8 February 2003, by which time both Building Warrant and Planning Permission is expected to have been given.

Ogilvie Construction Ltd have requested an increase of approximately 1% to all rates contained within their tender and Fleming Buildings Ltd have agreed to stand by their offer. These adjustments are shown below in item 3.02.

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3.00 PROPOSALS/CONSIDERATIONS

(3.01) Location: Glencairn Nursery
Glencairn Street
Motherwell

(3.02) The Tender documents were issued to six contractors five of whom submitted a Tender as follows:

<u>Contractor</u>	<u>Amount before Checking</u>	<u>Amount after Checking</u>	<u>Amount after Savings</u>	<u>Amount after additional costs for extending tender period</u>
Fleming Buildings Ltd	£409,278.73	£407,353.88	£371,229.94	£371,229.94
Ogilvie Construction Ltd	£399,956.23	£400,861.87	£369,995.82	£373,546.28
Gilchrist & Lynn	£426,645.41	£429,345.10		
Clark Contracts Ltd	£440,124.08	Not checked		
J.B. Bennett (Contracts) Ltd	£529,115.24	Not checked		
D. Campbell & Co Ltd	Not returned			

(3.03) The lowest three offers have been checked and errors have been corrected in accordance with the tender documents and a savings exercise carried out to reduce the specification for soft/hard landscaping, rerouting of services etc. to bring the tender in line with the budget allocation. This was subsequently followed by the addition for extending the tender period as highlighted in 2.04.

(3.04) After checking, the lowest tender was that submitted by Fleming Buildings Ltd in the amount of £371,229.94 after savings and extending tender period.

(3.05) The project costs arising are as follows:-

Tender Costs	£371,229.94
Fees	£ 55,684.49
Total	<u>£ 426,914.43</u>

Estimated Spend 2002/2003 -	£ 23,000.00
Estimated Spend 2003/2004 -	£ 393,242.00
Estimated Spend 2004/2005 -	£ 10,672.43

(3.06) The Tender of £371,229.94 submitted by Fleming Buildings Ltd has been consistently and competitively priced and is worthy of consideration for acceptance. Funding is available for this project and any necessary associated fees.