

To: HOUSING AND PROPERTY SERVICES COMMITTEE		Subject: HEATING PROGRAMME 1999/00 CONTRACT No. 3 - SOUTH 275 HOUSES
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT		
Date: 19 October 1999	Ref: DJM/FW/HO/99/108	

**(1.00) INTRODUCTION**

- (1.01) The purpose of this report is to keep Committee Members informed of the above.
- (1.02) As Managing Agent for construction services project management duties to Service Departments this report is submitted after consultation with the Director of Housing and Property Services, details the project funding availability and proposed project management implementation arrangements designed and recommended to achieve cost effective, timeous and satisfactory project delivery.

**(2.00) RESOURCES**

- (2.01) The funding for this work is identified within Housing Capital Programme (HRA) 1998/99, under the Energy Efficiency Programme.

**(3.00) CONTRACT IMPLEMENTATION PROPOSALS**

- (3.01) The works comprise the installation of central heating systems to approx. 275 houses together with minor builders work and electrical alterations if required and associated making good. The breakdown of heating choices are as follows:-  
 Electric Wet = 24 Houses  
 Gas Wet = 196 Houses

The remainder of the heating choices are still to be decided.

- (3.02) Tender documents were issued to six Contractors all of whom submitted Tenders as follows:

Contractor	1. Leased Finance Gas Heating Appliances Installation (Capital Value)		2. Capital Financed Pipework Etc. Installation		Combined Value
	Before Checking	After Checking	Before Checking	After checking	
C.F.M. Building Services Ltd., Carluke	277,660.00	288,926.40	206,079.30	205,711.80	494,638.20
D. Campbell & Co. Ltd. Rutherglen	321,623.65	331,716.09	181,023.15	181,023.15	512,739.24
G.D. Chalmers Ltd. Paisley	360,870.00	373,117.20	150,738.00	150,738.00	523,855.20
British Gas Services Ltd. Hamilton	333,112.16	Not Checked	204,585.55	Not Checked	537,697.11
Easy Heat Systems Kilsyth	383,450.00	Not Checked	165,732.25	Not Checked	549,187.25
Center Construction Ltd. Fauldhouse	437,995.45	Not Checked	308,332.02	Not Checked	746,327.47

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- (3.03) The lowest three combined offers have been checked and arithmetical errors have been corrected in accordance with the tender documents.
- (3.04) After checking the lowest combined offer remained that submitted by C.F.M. Building Services Ltd, Carluke in the combined amount of £494,638.20.
- (3.05) The project costs for pipework and installation only are as follows:

Tender Cost	£205,711.80
Fees	£ 23,656.86
Furniture	-----
Other Costs	-----
Total	<u>£229,368.66</u>

Estimated Spend 1999/00:	£217,900.00
Estimated Spend 2000/01:	£ 11,468.66

**(4.00) ACTION**

(4.01) The Director of Administration is advised:

- (a) that the necessary procedures under the Construction Design and Management Regulations 1994 had been applied.
- (b) that the necessary procedures under the Construction Design and Management Regulation 1994 had been applied.
- (c) that this project does not require Planning Permission or a Building Warrant.
- (d) that the project could be accepted.

**(5.00) RECOMMENDATION**

- (5.01) The Committee is asked to note that in accordance with the delegations given to the Director of Administration, this project is being progressed for acceptance, after consultation with the Convener. Final confirmation on the project progress will be given at the meeting.
- (5.02) Project Management arrangements will be introduced accordingly to achieve a successful, cost effective budget controlled completion of this work.



General Manager Construction Services Department