

To:	HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE	Subject:	DEFECTIVE PITCHED ROOFS SOUTH - PHASE 20 (31 BLOCKS)
From:	GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT		
Date:	27 October 1999	Ref	DMcC/AMM/HO/99/119

(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 Department 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 the Housing Capital Programme (HRA) 1999/00 under the Major Repairs and Environmentals Programme.
- (3.01) The works comprises the re-roofing of existing tiles or slate roofs with concrete tiles. Guttering and fascias are to be renewed and chimney stacks demolished or re-rendered on various blocks
- (3.02) Tender documents were issued to five Contractors all of whom submitted Tenders as follows:

<u>Contractor</u>	<u>Before Checking</u>	<u>After Checking</u>
Helforn Limited	£241,655.66	£241,655.66
Ailsa Building Limited	£246,542.10	£246,542.10
Rennie Roofcare Limited	£272,113.41	£272,244.48
Scottish Roofing Services	£322,091.81	Not Checked
The Robertson Construction Co. Ltd	Late Tender Return	Not Opened

- (3.03) The lowest three offers have been checked and arithmetical errors have been corrected in accordance with the tender documents.
- (3.04) After checking the lowest offer remained that submitted by Helforn Ltd, in the corrected amount of £241,655.66.

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Report on Defective Pitched Roofs - South - Phase 20 (31 Blocks)

(3.05) The project costs are as follows:

Tender Cost	£241,655.66
Fees	£ 27,790.40
Furniture	---
Other Costs	---

Total	<u>£269,446.06</u>
Estimated Spend 1999/00:	£ 262,710.00
Estimated Spend 2000/01:	£ 6,736.06

(4.00) ACTION

(4.01) The Director of Administration has been advised:

- (a) that the tender represented a competitive offer and value for money.
- (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 Convenor. 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

RE-ROOFING CAPITAL PROGRAMME 1999/2000SOUTH AREA - 31 BLOCKS, MOTHERWELL PHASE 20LIST OF ADDRESSES

Block Type 20A1	263-265 New Edinburgh Road, Viewpark
Block Type 20B1	275-281 New Edinburgh Road, Viewpark
Block Type 20B2	43-49 Bent Crescent, Viewpark
Block Type 20B3	59-65 Bent Crescent, Viewpark
Block Type 20B4	67-73 Bent Crescent, Viewpark
Block Type 20B5	75-81 Bent Crescent, Viewpark
Block Type 20C1	3-9 Bent Crescent, Viewpark
Block Type 20C2	35-41 Bent Crescent, Viewpark
Block Type 20C3	83-89 Bent Crescent, Viewpark
Block Type 20D1	21-27 South View, Bellshill

Block Type 20D2	14-16 / 13-15 Southend Place, Bellshill
Block Type 20E1	2-12 Southend Place, Bellshill
Block Type 20F1	2-16 South View, Bellshill
Block Type 20G1	1-19 South View, Bellshill
Block Type 20H1	1-7 Windermere Street, Bellshill
Block Type 20J1	65 - 79 Telford Street / 10-20 Hilltop Avenue, Bellshill
Block Type 20K1	5 - 19 / 6-20 Macadam Gardens, Bellshill
Block Type 20L1	139 - 145 Hattonrigg Road, Bellshill
Block Type 20M1	1 - 3 Wilkie Loan, Bellshill
Block Type 20N1	1 - 3 Raewell Crescent, Bellshill
Block Type 20N2	5 - 7 Raewell Crescent, Bellshill
Block Type 20N3	9 - 11 Raewell Crescent, Bellshill

Block Type 20N4	13 - 15 Raewell Crescent, Bellshill
Block Type 20N5	17 - 19 Raewell Crescent, Bellshill
Block Type 20N6	21 - 23 Raewell Crescent, Bellshill
Block Type 20P1	1 - 11 Orchard Place, Bellshill
Block Type 20P2	2 - 12 Crofthead Place, Bellshill
Block Type 20R1	14 -16 / 13-15 Crofthead Place, Bellshill
Block Type 20S1	1 - 11 Crofthead Place, Bellshill
Block Type 20T1	2 - 8 Lawmuir Place, Bellshill
Block Type 20U1	6-20 Orbiston Drive, Mossend