

To: HOUSING AND PROPERTY SERVICES COMMITTEE	Subject: MINI PROGRAMME 1998/99 THOMSON AVENUE, NETHERTON
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT	
Date: 25 October 1999	Ref DMcC/AMM/HO/98/089

(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 Estate Regeneration Programme.
- (3.01) The works comprise the application of an insulated over render system, re-roofing, rewiring of the houses, levelling floors, new curtain walling to stair-wells, new floor finish to stairs, demolition of bin stores and environmental improvements around the blocks. First phase to comprise 51-71 and 73-87 Kirkhill Road, Netherton.
- (3.02) Tender documents were issued to six Contractors all of whom submitted Tenders as follows:

<u>Contractor</u>	<u>Before Checking</u>	<u>After Checking</u>
MacKenzie Construction Ltd,	£1,319,036.61	£1,316,887.26
Carillion Housing	£1,449,154.65	£1,448,713.65
D. Campbell & Co. Ltd	£1,498,407.71	£1,498,411.46
G.F. Sharp & Co. Ltd	£1,613,812.58	Not Checked
J.B. Bennett (Contracts) Ltd	£1,621,906.61	Not Checked
Caledonian (1986) Ltd	£1,722,963.20	Not Checked

- (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 MacKenzie Construction Ltd, in the corrected amount of £1,316,887.26.

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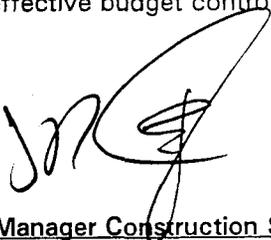
Report on Mini Programme 1998/99 - Thomson Avenue, Netherton**(3.05)** The project costs are as follows:

Tender Cost	£1,316,887.26
Fees	£ 151,442.04
Furniture	---
Other Costs	---

Total	<u>£1,468,329.30</u>
Estimated Spend 1999/00:	£ 340,000.00
Estimated Spend 2000/01:	£1,054,913.00
Estimated Spend 2001/02:	£ 73,416.30

(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
- (d) a Building Warrant was issued on 15 October, 1999 for this project
- (e) 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