

<b>To:</b> HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE	<b>Subject:</b> NON TRADITIONAL HOUSING UPGRADING OF WHITSON FAIRHURST HOUSES AT CALDERCRUIX PHASE 2
<b>From:</b> GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT	
<b>Date:</b> 3 November 1999	Ref PAR/FW/HO/99/051

**(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, Non Traditional Programme.
- (3.01) The works comprise cavity wall tie remedial works, roof retiling, associated gutter and downpipe replacement, provision of insulated render and all associated services alterations.
- (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>
G.F. Sharp & Co. Ltd	£470,649.74	£470,639.03
Elim Construction Ltd	£484,635.50	£484,636.10
MacKenzie Construction	£491,258.27	£491,258.27
Gilchrist & Lynn Limited	£495,528.46	Not Checked
JB Bennett Limited	£501,535.56	Not Checked
D. Campbell & Company Limited	£513,352.39	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 G.F. Sharp & Company Limited, in the corrected amount of £470,639.03.

This represents a competitive offer and value for money, and is therefore recommended for acceptance.

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**Report on Non Traditional Housing, Upgrading of Whitson Fairhurst Houses at Caldercruix Phase 2**

(3.05) The project costs are as follows:

Tender Cost	£470,639.03
Fees	£ 54,123.00
Furniture	---
Other Costs	---
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Total	<u>£524,762.03</u>
Estimated Spend 1999/00:	£ 250,000.00
Estimated Spend 2000/01:	£ 274,762.00

(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 has been obtained 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**