

To: HOUSING AND PROPERTY SERVICES COMMITTEE		Subject: DEFECTIVE PITCHED ROOFS - SOUTH - PHASE 21 (34 BLOCKS)
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT		
Date: 2 November 1999	Ref: DMC/AMM/HO/99/132	

(1.00) INTRODUCTION

- (1.01) The purpose of this report is to keep Committee members informed regarding 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 contained within the Housing Capital Programme (HRA) 1999/00 under the Major Repairs and Environmentals Programme.

(3.00) CONTRACT IMPLEMENTATION PROPOSALS

- (3.01) The work 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 four of whom submitted Tenders as follows:-

<u>Contractor</u>	<u>Before Check</u>	<u>After Checking</u>
Helforn Ltd	£245,162.03	£250,642.93
Pollockshaws Builders Ltd	£270,644.69	£270,644.69
Rennie Roofcare Ltd	£278,849.70	£278,792.38
Scottish Roofing Services	£347,284.19	Not Checked
The Robertson Construction Ltd	Late Submission	

- (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 £250,642.93.

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Report on Defective Pitched Roofs - South - Phase 21 (34 Blocks)

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

Tender Costs	£250,642.93
Fees	£ 28,823.94
Furniture	-----
Other Costs	-----
Total	<u>£279,466.87</u>
Estimated Spend 1999/00:	£266,934.00
Estimated Spend 2000/01:	£ 12,532.87

(4.00) **ACTION**

(4.01) The Director of Administration is 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 cost effective and project completion of this work.



General Manager Construction Services Department