

To: HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE	Subject: ESTATE REGENERATION, EXTERNAL REFURBISHMENT, CLARKSTON, AIRDRIE
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT	
Date: 3 November 1999	Ref PAR/FW/HO/97/082

(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.

Due to budgetary restrictions on this project, negotiations were entered into with the lowest Contractor, Helforn Ltd, Glasgow. This exercise resulted in a revised offer of £418,489.84, obtained by the introduction of a standard render system in lieu of an insulated system, and the omission of the balcony extensions to the second and fourth floors of Grant Court. This represents a saving of £102,346.25 from the tendered sum of £520,836.09.

- (3.01) The works consist of the provision of external wall re-render, over-roofing and external works to these blocks together with the formation of new drying areas and other associated miscellaneous works.

- (3.02) The addresses of the project are as follows:-

1-12 Gordon Court
 1-12 Grant Court

Total (24 Houses)

- (3.03) 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>
Helforn Limited, Dalmarnock	£514,986.09	£520,836.09
Carillion Housing, Bishopbriggs	£543,674.58	£543,674.58
MacKenzie Construction Ltd, Glasgow	£547,924.20	£547,923.77
JB Bennett (Contracts) Ltd, Banton	£555,015.83	Not Checked
AC Whyte & Co Ltd, Thornliebank	£587,513.95	Not Checked
Gilchrist and Lynn Ltd, Airdrie	£600,014.90	Not Checked

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(3.04) The lowest three offers have been checked and arithmetical errors have been corrected in accordance with the tender documents.

(3.05) After checking the lowest offer remained that submitted by Helforn Ltd, in the negotiated amount of £418,489.84.

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

(3.06) The project costs are as follows:

Tender Cost	£418,489.84
Fees	£ 48,126.17
Furniture	---
Other Costs	---

Total	<u>£466,616.17</u>
Estimated Spend 1999/00:	£ 200,000.00
Estimated Spend 2000/01:	£ 266,616.00

(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