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| To: HOUSING AND PROPERTY SERVICES (CAPITAL PROGRAMME AND REPAIRS) SUB-COMMITTEE | Subject: LIFT REPLACEMENT PROGRAMME JACKSON COURT, COATBRIDGE, BRANDON TOWER, MOTHERWELL |
| From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT | |
| Date: 4 November 1999 | Ref PR/AMM/HO/99/104 HO/99/111 |

(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 work contained within this contract comprises, the replacement of the 6 nr lift installations within the 2 nr multi-storey blocks with all associated gear and builder works. These two blocks are Jackson Court (North and South) Coatbridge, and Brandon Tower, Motherwell.
- (3.02) Tender documents were issued to the following Contractors, and are reported as follows:-

| <u>Contractor</u> | <u>Before Checking</u> | <u>After Checking</u> |
|-------------------------------|------------------------|-----------------------|
| Lift Maintenance Ltd | £557,765.25 | £560,265.25 |
| Thyseen Lift & Escalators Ltd | No Return | |
| OTIS PLC | No Return | |
| Acorn Mobility Services Ltd | No Return | |

- (3.03) The tender submitted by Lift Maintenance Ltd, in the amended amount of £560,265.25 inclusive of contingencies, whilst being the only tender submitted, is considered to be a competitive price for this work when compared with the tender price submitted for the 1998/99 lift replacement programme (1998/99 average price for lift - £91,000, 1999/2000 average per lift £93,000). The tender is therefore worthy of consideration and is recommended for acceptance.

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Report on Lift Replacement Programme - Jackson Court, Coatbridge - Brandon Tower, Motherwell

(3.05) The project costs are as follows:

| | |
|--------------------------|--------------------|
| Tender Cost | £560,265.00 |
| Fees | £ 64,430.00 |
| Furniture | --- |
| Other Costs | --- |
| | ----- |
| Total | <u>£624,695.00</u> |
| Estimated Spend 1999/00: | £243,000.00 |
| Estimated Spend 2000/01: | £303,262.00 |
| Estimated Spend 2001/02: | £ 78,433.00 |

(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 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