

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: A803 TILE COTTAGE RETAINING WALL FINAL MEASUREMENT
From: DIRECTOR OF PLANNING AND ENVIRONMENT	
Date: 28 March 2007	Ref: N/TM/62/09/AMcA

1. Purpose of Report

1.1 The purpose of this report is to inform Committee of significant variations to the Tile Cottage Retaining Wall contract in accordance with Clause 12.4 of the Financial Regulations.

2. Background

2.1 The works comprised construction of a masonry clad sheet piled retaining wall together with the strengthening of existing adjacent masonry walls with foamed concrete. The contract was awarded to George Leslie Ltd.

2.2 The project costs approved by the Planning and Environment Committee of 23 May 2006 were as follows:

Tender Total	£ 84,209.41
Contingencies	£ 8,790.59
	£ 93,000.00
In-house Fees	£ 13,950.00
Total	£ 106,950.00

2.3 Delays were experienced during the contract due to a gas main that was not located where anticipated which necessitated repositioning of the sheet piled wall. The line of the main was proved either side of the proposed wall prior to the main contract being let. Pre-site start meetings also took place with Scottish Gas Networks to agree safe methods of work required to mitigate against the effect of vibration from the piling operations. The pipeline deviated substantially along its length requiring revisions to the works.

2.4 The proposed position of the wall was on the boundary of the A803 public road and a private domestic property. The impact of the main being on the proposed line of the wall was that the wall had to be moved to a position within the boundary of the private property, after seeking agreement with the householder. The alternative would have been to divert the main, an option that was evaluated but found to be too costly and due to the inherent delays would have led to abandonment of the contract.

2.5 The contractor requires to be paid costs for the additional time taken to accommodate the revised and additional works comprising as follows. Repositioning the wall, working round temporary supports, felling trees, reinstating the owner's garden, additional masonry cladding to the wall and repositioning a lighting column.

- 2.6 It was originally estimated that the additional works could be accommodated within the £20,000 limit delegated to officers within the Council's financial regulations. It was in this basis that the contractor was instructed to continue with the works to minimise the impact of delays. On completion of the project, the contractor submitted a claim for costs associated with the extra work and delays bringing the total valuation to amounting to £134,385.91. The recent evaluation undertaken by the Council's Engineer is £117,828.23, which is £4,828.23 above the authorisation level. Committee therefore requires to be notified. George Leslie Ltd have indicated that they accept the Engineer's valuation.
- 2.7 The amount of £24,828.23 beyond the original approval of £93,000 will be funded from the Bridge Investment Programme line of the Planning and Environment 2006/07 Capital Allocation.

3. **Recommendations**

- 3.1 It is recommended that Committee note the final out-turn cost of this contract.



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(08/03/07)

Local Government Access to Information Act: for further information about this report, please contact Alex McAuley, Structures Team Leader on 01236 616259.