

NORTH LANARKSHIRE COUNCIL
REPORT

To: SOCIAL WORK COMMITTEE		Subject: COATBRIDGE - 167/169 LOMOND ROAD, TOWNHEAD - DILAPIDATION
From: ACTING DIRECTOR OF CONSTRUCTION SERVICES		
Date: 17 May 1999	Ref: <i>AB</i> AB/AMM/SW/97/013	

(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 Social Work, 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 Financial resources available to the Social Work Department.

(3.00) CONSIDERATION

(3.01) Location :- Houses
167/169 Lomond Road
Coatbridge

Location plan attached.

(3.02) The works comprise - Alterations and adaptations to reinstate the property from its current use as office accommodation to domestic dwelling.

(3.03) The Tender documents were issued to seven contractors of whom five submitted Tenders as follows:

<u>Contractor</u>	<u>Before Check</u>	<u>After Checking</u>
Alistair Burnett & Co Ltd, Coatbridge	£44,185.73	£43,856.63
A Cooper & Son, Cumbernauld	£46,574.46	£46,574.66
Muir Robertson, Airdrie	£49,944.22	£49,944.22
John Buchanan Shopfitters, Motherwell	£52,560.65	Not Checked
AKS Building Contractors, Queenslie	£59,220.00	Not Checked
Carymar Construction, Kirkintilloch	No Tender	
Rodgers & Johnston, Holytown	No Tender	

Report on Dilapidation, 167/169 Lomond Road, Coatbridge

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

Tender Costs	£43,856.63
Fees	£ 6,578.49
Total	£50,435.12

(3.05) The Tender of £43,856.63 submitted by Alistair Burnett & Co Ltd been consistently and competitively priced and is worthy of consideration for acceptance. Funding is available for this project and any necessary associated fees.

(3.06) Planning Permission being sought.

(3.07) Building Warrant being sought.

(3.08) The Construction Phase Health and Safety Plan for this project is being compiled at present.

(4.00) **RECOMMENDATION**

(4.01) 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.

(4.02) Project Management arrangements will be introduced accordingly to achieve cost effective and project completion of this work.

(5.00) **BACKGROUND PAPERS**

(5.01) Held by the Acting Director of Construction Services.



Acting Director of Construction Services

