

To: SOCIAL WORK COMMITTEE	Subject: BELLSHILL - JOHN MANN BUILDING - ALZHEIMERS UNIT / DAY CARE CENTRE
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT	
Date: 3 November 1999	Ref: IJF/FW/SW/98/002

**(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 Finance, 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 Social Work Capital Programme 1999/2000.

**(3.00) CONSIDERATION**

- (3.01) Location :- Sir John Mann House  
1 Farmgate Square  
Bellshill  
Lanarkshire  
ML4 2AE

Location plan attached.

- (3.02) The work comprises alterations to the existing building including; construction of new partitions, demolition of existing dividing walls, building up openings in existing internal walls, uplifting and renewal of floor finishes, re-decoration, installation of new radiators, w.h.b.'s, w.c.'s etc. and general alterations to services to suit new layouts. Externally; removal of existing bin shed and all associated making good works.
- (3.03) Due to the tenders being in excess of the budget allowance for the project, a savings exercise was carried out. This resulted in a reduction for the specification and works content.
- (3.04) The Tender documents were issued to six contractors of whom five submitted Tenders as follows:

<u>Contractor</u>	<u>Before</u> <u>Checking</u>	<u>After</u> <u>Checking</u>	<u>After</u> <u>Savings</u>
Fullwood Holdings Ltd, Bellshill	£143,291.37	£143,291.37	£105,990.50
John Buchanan Shop Fitters, Motherwell	£153,417.77	£153,417.77	
G.F. Sharp & Co., Wishaw	£154,442.60	£154,442.60	
David H Allan Ltd, Glasgow	£164,806.66	£164,806.66	
Montgomerie Construction, Glasgow	£209,217.01	£209,217.01	
W. Gardner, Wishaw	Nil Return	-	

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

Tender Costs	£ 105,990.50
Fees	£ 15,898.58
Total	£ 121,889.08

(3.06) The Tender of £105,990.50 submitted by Fullwood Holdings Ltd, Bellshill has been consistently and competitively priced and is worthy of consideration for acceptance. Funding is available for this project and any necessary associated fees.

(3.07) Planning Permission has been received (S/99/00637FUL)

(3.08) Building Warrant has been received (99/01255/SALC)

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

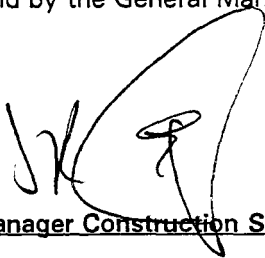
**(4.00) RECOMMENDATION**

(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 General Manager Construction Services Department.



**General Manager Construction Services Department**