


NORTH LANARKSHIRE COUNCIL  
REPORT

To: SOCIAL WORK COMMITTEE	Subject: COATBRIDGE - 167/169 LOMOND ROAD, TOWNHEAD - DILAPIDATION
From: GENERAL MANAGER CONSTRUCTION SERVICES DEPARTMENT 	
Date: 13 January 2000	Ref: IF/FW/SW/97/013

**(1.00) BACKGROUND**

(1.01) Following the vacation of the building (167/169) Lomond Road leased from Scottish Homes, the Landlord instructed a firm of Consultant Surveyors to prepare a schedule of dilapidations in the form of a Bill of Quantities.

This Bill of Quantities formed the basis of the contract documentation issued by Design Services as reported initially to the Committee on the 8 June with subsequent approval by the Committee on 24 August to appoint Alistair Burnett to undertake the works in the sum of £43,856.63.

Building Warrant and Planning Applications were made in May and following initial observations from Building Control in June revisions to the specification were required as detailed below:

- (1) Provision of emergency escape windows
- (2) Provision of automatic fire detection equipment
- (3) Increased density of blockwork to party walls
- (4) Provision of trickle ventilation
- (5) Provision of mechanical ventilation to kitchens and bathrooms
- (6) Additional external work and hardstandings for refuse collection point

A revised application in this regard was submitted on 7 September with Building Warrant being granted on 12 November.

**(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) The works comprise alterations and adaptations to reinstate the property from its current use as office accommodation to domestic dwellings, prior to its handover to the Housing Association from whom the property is leased.

(3.02) The results of the negotiations with the three lowest tenderers to incorporate the additional works are detailed below. It should however be noted that the previous lowest tenderer was not willing to stand by his original rates.

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Report on 167/169 Lomond Road, Townhead, Coatbridge - Dilapidation

<u>Contractor</u>	<u>Before Checking</u>	<u>After Checking</u>	<u>Revised Amount</u>
A. Cooper & Sons, Cumbernauld	£46,574.46	£46,574.46	£51,574.46
Muir Robertson Ltd, Airdrie	£49,944.22	£49,944.22	£54,944.22
A. Burnett & Co. Ltd, Coatbridge	£44,185.73	£43,856.63	£55,094.82
J. Buchanan Shopfitters, Motherwell	£52,560.68	Not checked	Excluded from Consideration
AKS Building Contractors. Queenslie	£59,220.00	Not Checked	Excluded from Consideration
Carymar Construction, Kirkintilloch	No Offer	-	-
Rodgers & Johnston, Holytown	No Offer	-	-

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

(3.04) After checking the lowest offer remained that submitted by A. Cooper & Sons, Cumbernauld in the corrected amount of £51,574.46.

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

Tender Costs	£51,574.46
Fees	£ 3,868.09
Total	£55,442.55

(3.06) The Tender of £51,574.46 submitted by A. Copper & Sons, Cumbernauld 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 obtained for this project (C/99/00703/NID).

(3.08) Building Warrant has been obtained for this project (99/01162/CALC).

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

(3.10) All necessary preliminary arrangements have now been put in hand for contract arrangements to be implemented.

(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**