

To: SOCIAL WORK COMMITTEE		Subject: CONVERSION OF FACTORY UNIT TO EQUIPMENT STORE, UNIT 36 FERN STREET, MOTHERWELL - ADDITIONAL WORK TO FORM ASSISTED LIVING RESOURCE CENTRE
From: DIRECTOR OF HOUSING AND PROPERTY SERVICES		
Date: 13 December 2001	Ref: DMcC/EK/ SWMS20302	

**1.00 INTRODUCTION**

1.01 The purpose of this report is to seek Committee approval to negotiate additional works with the contractor presently working on the conversion of Unit 36 to form the equipment store.

**2.00 BACKGROUND**

2.01 Reference is made to my report dated 9 November 2001 recommending acceptance of the tender of £198,161.12 from Sim Building Group Limited for the above contract.

2.02 The Client Department has identified funding for the additional works from this year's budget.

**3.00 PROPOSALS/CONSIDERATIONS**

3.01 The Contractor has intimated that he has labour available and is willing to carry out the works at the same rates and conditions as his existing contract.

3.02 The existing contract was tendered for in October 2001 under open competition in the amount of £198,161.12 and it is proposed to negotiate an extension with the existing Contractor to carry out the additional works. It is advised that these rates and conditions remain commercially competitive and constitute value for money.

3.03 The additional works comprise the conversion and extension of an existing factory unit at 31 Fern Street, Motherwell to form a disabled aid facility together with associated office, assessment and exhibition areas and staff welfare facilities.

3.04 The cost of carrying out the additional work, based on the rates for the original contract, amounts to approximately £180,000.00.

**4.00 COMMITTEE CONSIDERATIONS**

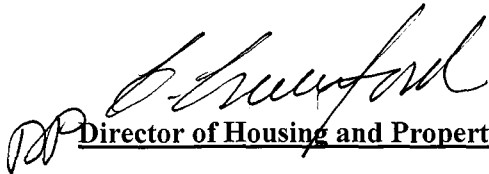
4.01 The Committee are asked to note that this Report has been prepared after due consideration with the Client Department's Representatives.

**5.00 RECOMMENDATIONS**

5.01 Committee approval is sought to negotiate the additional works with the Contractor and through the appropriate delegation to the Director of Administration in consultation with the Convenor to enter into the contract if the figure negotiated is acceptable in terms of value for money and otherwise acceptable to the client.

**6.00 BACKGROUND PAPERS**

6.01 Held by the Director of Housing and Property Services

  
**Director of Housing and Property Services**