

REPORT

To: SOCIAL WORK COMMITTEE		Subject: MECHANICAL SERVICES ALTERATIONS TO 6 NO. HOMES FOR THE ELDERLY
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date 11 January 2002	Ref: DMcC/EK/ SWMS01105	

1.0 INTRODUCTION

(1.01) The purpose of this report is to keep Committee members informed regarding the above.

2.00 BACKGROUND

(2.01) Following instructions from the Client Department, tender documents were prepared to carry out the repair/upgrading of existing mechanical services systems including ventilation, heating and water supply installations.

(2.02) (2.02) The funding for this work is contained within the Social Work Capital Programme 2001/2002 and 2002/2003.

3.00 PROPOSALS/CONSIDERATIONS

(3.01) Location: The location of the 6 Homes are:-

Leslie House, Motherwell; Belhaven House, Wishaw; Lochview House, Coatbridge;
Meadowside House, Airdrie; Ochilview House, Cumbernauld; Burngreen Lodge, Kilsyth.

(3.02) The Tender documents were issued to five contractors four of whom submitted a Tender as follows:

<u>Contractors</u>	<u>Before Check</u>	<u>After Checking</u>
CFM Building Services Ltd., Carluke	£70,721.56	Invalid Offer
Truedeal Building Services Ltd., Glasgow	£80,752.41	£82,622.78
G. McAusland & Co Ltd, Glasgow	£87,528.61	£87,528.61
G.D. Chalmers Ltd., Paisley	£148,297.33	Not checked
Planned Maintenance Regional Services, Cambuslang	No Offer	

(3.03) The lowest three offers have been checked and errors have been corrected in accordance with the Tender Documents. The lowest offer from CFM Building Services Ltd was incomplete and rejected as an invalid offer.

(3.04) After checking, the lowest acceptable offer was that submitted by Truedeal Building Services Ltd, in the corrected amount of £82,622.78.

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

Tender Costs £82,622.78

Fees £12,393.42

Total £95,016.20

Estimated Spend 2001/2002 - £50,000.00

Estimated Spend 2002/2003 - £45,016.20

4.00 CORPORATE CONSIDERATIONS

4.01 The Committee are asked to note that this tender report has been prepared after due consideration and consultation with the Client Departments representatives.

5.00 RECOMMENDATION

(5.01) 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.

6.00 BACKGROUND PAPERS

(6.01) Held by the Director of Housing and Property Services.

James W. Lane

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Director of Housing and Property Services