

REPORT

AGENDA ITEM No. 4

To: SOCIAL WORK COMMITTEE		Subject: CONVERSION OF UNIT 33 FERN STREET MOTHERWELL
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date 28 November 2003	Ref: DMcC/CG/ SWMS03172	

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 conversion of existing vacant factory building to form office accommodation.

(2.02) The funding for this work is contained within the Social Work Capital Programme 2003/2004 and 2004/2005.

3.00 PROPOSALS/CONSIDERATIONS

(3.01) Location: The location of the project is:-

Unit 33, Fern Street, Motherwell

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

<u>Contractors</u>	<u>Before Check</u>	<u>After Checking</u>
JBC (Scotland) Ltd	£222,665.55	£222,665.55
Alltech Construction Ltd	£235,882.12	£235,828.17
John Buchanan (Joiners) Ltd	£237,890.48	£238,073.86
R.Bruce Contracts Ltd	£251,894.43	Unchecked
Morris & Spottiswood	£253,659.82	Unchecked
Sim Building Group Ltd	£280,622.14	Unchecked

(3.03) The lowest offers have been checked and errors have been corrected in accordance with the Tender Documents.

(3.04) During the tender period it was requested that an additional toilet was required within the building. On receipt of tenders, and due to the difference between the two lowest tenders, it was decided to negotiate the additional works with the lowest tendered. Bases on Bill rates the additional works amount to £5,346.52.

(3.05) After checking and adjustment the lowest offer remained that submitted by JBC (Scotland) Ltd, in the corrected amount of £228,012.07.

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

Tender Costs £ 228,012.07

Fees £ 34,201.81

Total £ 262,213.88

Estimated Spend 2003/2004 - £115,000.00

Estimated Spend 2004/2005 - £147,213.88

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.


Director of Housing and Property Services