

REPORT

To: SOCIAL WORK COMMITTEE		Subject: BELLSHILL – CONVERSION OF FORMER CRAFT WORKSHOP TO FORM CRIMINAL JUSTICE DEPARTMENT OFFICES AT HUNTER STREET
From: DIRECTOR OF HOUSING & PROPERTY SERVICES		
Date 26 th January 2005	Ref: IJE/TM/ SWMS03133	

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 for the internal refurbishment of existing building to convert its use from a craft workshop to office space. Works comprising roof replacement, removal of internal walls and construction of new internal walls and thermal lining to external walls, replacement of existing doors, new electrical, mechanical, hot and cold water and heating installations, replacement of sanitary ware, replacement of floor, wall and ceiling finishes and redecoration. A telecommunication duct to be installed underground between the building and Bellshill Cultural Centre.
- 2.02 The funding for this work is contained within the Social Work Capital Programme 2004/2005 and 2005/2006.

3.00 PROPOSALS/CONSIDERATIONS

- 3.01 The Tender documents were issued to six contractors all of whom submitted a Tender as follows:

<u>Contractors</u>	<u>Before Checking</u>	<u>After Checking</u>
Fullwood Holdings Ltd	£522,916.93	£ 522,506.21
David H. Allan	£ 562,158.37	£ 565,476.20
ROK Property Services Plc	£ 578,303.46	Not Checked
Stratta Construction (Scotland) Ltd	£ 619,806.69	Not Checked
Maintenance Property Care	£522,892.23	Withdrawn
John Buchanan Shop Fitters	£562,298.13	Withdrawn

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3.02 Two of the three original lowest tenders contained qualifications and neither Maintenance Property Care or John Buchanan Shop fitters were willing to remove their qualifications without adjusting their tender price. Subsequently these offers were withdrawn.

3.03 After checking, the lowest acceptable offer was that submitted by Fullwood Holdings Ltd., in the amended amount of £522,506.21.

3.04 The project costs arising are as follows: -

Tender Costs £522,506.21

Fees £ 78,375.93

Total £600,882.14

Estimated Spend 2004/2005 - £585,860.00

Estimated Spend 2005/2006 - £ 15,022.14

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.

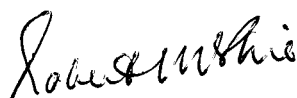
5.00 RECOMMENDATION

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.

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Director of Housing and Property Services