

REPORT

To: SOCIAL WORK COMMITTEE	Subject: RESIDENTIAL CARE HOME KIRKNOWE CAMBUSNETHAN, WISHAW
From: DIRECTOR OF HOUSING & PROPERTY SERVICES	
Date 26 th January 2005	Ref: IJF/TM/ SWMS03279

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 construction, on the site of a previously demolished detached villa, of a new single storey residential children's home, with concrete tile and copper roofs, timber decking and associated service yard, parking and external works including pedestrian walkway.

2.02 The funding for this work is contained within the Social Work Capital Programme 2004/2005, 2005/2006 and 2006/2007.

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>
Fleming Buildings Ltd.	£ 1,136,757.70	£ 1,141,033.13
W & J.R. Watson	£ 1,190,774.78	£ 1,191,143.64
Sim Building Group	£ 1,203,381.33	£ 1,203,381.42
Clark Contracts Ltd.	£ 1,265,983.83	Not Checked
David H. Allan	£ 1,368,174.07	Not Checked
Luddon Construction Ltd.	£ 1,532,063.84	Not Checked

3.02 The three lowest tenders contained qualifications, arithmetic and genuine pricing errors. All three elected to amend their tenders in respect of genuine pricing errors, and one Contractor, namely Fleming Buildings Ltd, withdrew all the qualifications.

3.03 After checking and adjustment, the lowest acceptable offer was that submitted by Fleming Building Ltd., in the corrected amount of £1,141,033.13.

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3.04 The project costs arising are as follows: -

Tender Costs £ 1,141,033.13

Fees £ 171,154.97

Total £ 1,312,188.10

Estimated Spend 2004/2005 - £ 57,500.00

Estimated Spend 2005/2006 - £ 1,221,884.00

Estimated Spend 2006/2007 - £ 32,804.10

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.

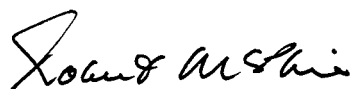
5.00 RECOMMENDATION

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