

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 26 August 2009

Subject: Structural Repair Works, Drumry

1. Purpose

- 1.1** To advise the Committee of tenders received for the Structural Repair Works, Drumry and to seek approval to accept the lowest tender.

2. Background

- 2.1** Tenders for the project were received on 3 August 2009 from five contractors.

3. Main Issues

- 3.1** Defects were discovered within the kitchens and bathrooms of upper floor flats which have caused floors to deflect beyond the acceptable norm and the primary cause of this is that internal non-loadbearing masonry walls have been built off timber floors in the original construction circa 1950. In the worst cases, such floor deflections are causing internal partitions to crack.
- 3.2** The works comprise the demolition of existing internal masonry walls, reinforcement of existing joists, construction of new lightweight partitions and all associated work.
- 3.3** The works will be carried out at the following addresses and will be undertaken on a phased basis: 13 Alsatian Avenue; 45,47,49 & 51 Jean Armour Drive; and 90,91,92 & 93 Onslow Road

4. Personnel Issues

- 4.1** Design and Quantity Surveying services are being carried out in-house by the Architectural Services Section of Housing, Environmental and Economic Development.
- 4.2** CDM Regulations compliance is being undertaken by Brian Byrne Associates who were appointed to act as CDM Coordinator for the Council.
- 4.3** Decant services are being arranged and managed by Housing Operations officers.

5. Financial Implications

- 5.1** The three lowest tenders have been checked arithmetically and represent good value by current pricing levels. Adjustments have been made where appropriate in accordance with the code of tendering procedure (see Appendix 1 - Statement of Tenders Received).
- 5.2** This project will be funded from the Housing capital budget provision.
- 5.3** In addition to the main contract costs, decant costs are estimated as approximately £29,000 and these costs will also be funded from the Housing Capital budget provision.

6. Risk Analysis

- 6.1** Failure to carry out this work could result in further deterioration of deflections in floors in kitchens and bathrooms which could result, in a worst case scenario, in component failure.

7. Conclusions & Officers' Recommendations

- 7.1** The works included in this contract will rectify the structural defects at these addresses.
- 7.2** The Committee is invited to approve the awarding of the contract to Housing Repairs Plus (WDC) in the amount of £529,805.87

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 26 August 2009

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Appendices: Form ST/1 - Statement of Tenders Received

Background Papers: None

Ward Affected: 5