

## **EAST AYRSHIRE COUNCIL**

### **EMERGENCY POWERS COMMITTEE – 18 JULY 2005**

#### **INTERNAL REFURBISHMENT – VARIOUS AREAS AT THE DICK INSTITUTE, KILMARNOCK**

##### **Joint Report by the Executive Director of Development and Property Services and the Executive Director of Neighbourhood Services**

### **1. PURPOSE OF REPORT**

1.1 This report is to advise of the contractual overspend upon the above project.

### **2. BACKGROUND**

2.1 Tenders were invited in March of this year for internal refurbishment works to the Dick Institute, comprising decoration and lighting improvement to the North Museum and the Natural History Gallery, together with refurbishment works to the Upper Landing and foyer.

2.2 Late in the design stage and immediately prior to the invitation to tender, refurbishment of the toilets was added to the scope of works.

2.3 The project was then tendered and the lowest returning tender figure was submitted by the local Kilmarnock based contractor, Forbes and Whiteford Ltd, for an amount of £145,858.73. A savings exercise was carried out to retain the integrity of the scope of the works without compromising the essential requirements of the scheme and the tender was accepted in the revised amount of £82,224.75.

2.4 The award of contract to Forbes and Whiteford Ltd was reported to the meeting of the Community Services Committee on 25 May 2005.

### **3. CONTRACTUAL OVERSPEND**

3.1 On opening up the works, it became apparent that some of the reductions made to the originally tendered works would still be required to be carried out, primarily in relation to the electrical works. Some improvement was implemented to the fire escape signs together with replacement of the cabling for the new museum lighting systems.

3.2 During the refurbishment stage the existing floor covering was lifted in the foyer revealing a significant area of mosaic tiled flooring, which was in a reasonable condition. The client requested that the tiled floor be reinstated in lieu of the intended vinyl floor covering. This work was carried out at a cost of £10,800.

3.3 During the works, the following additional works have also been carried out:

3.3.1 Replacement of sinks and taps within the toilet areas.

3.3.2 Change of floor finish to the upper landing (reverting back to the original specification which was revised during the savings exercise).

3.3.3 Improvement to the details of the panelling doors (additional ironmongery).

3.3.4 Replacing a radiator within toilet and adjusting plumber work to suit.

3.3.5 Additional electrical works within the offices of the South Gallery and bollard repairs.

#### 4. FINANCIAL IMPLICATIONS

4.1	Amount of Contract Acceptance	£82,224.75
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	Additional Costs:	
	Amount of Estimated Final Account	£92,305.75
	Less:	
	Amount of contract Acceptance	£82,224.75
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	<b>Additional Costs:</b>	<b>£10,081.00</b>
		=====

4.2 The revised financial regulations introduced in 2004, have no tolerance for exceeding the Contract Sum and as this contract will exceed the Contract Sum, formal approval is required.

4.3 The work was jointly funded between Capital Funding from the Community Services Capital allocation and the Central Repairs Account.

4.4 Provision has been made for the increased cost of the works within the Council's budgets for 2005/2006.

#### 5. LEGAL / POLICY IMPLICATIONS

5.1 The Council is contractually bound to pay the contractor for the works instructed.

#### 6. RECOMMENDATIONS

6.1 It is recommended that the Committee:

i) approve the additional expenditure.

James Lavery  
Executive Director of Development  
and Property Services  
14 July 2005

William Stafford  
Executive Director of  
Neighbourhood Services

#### LIST OF BACKGROUND PAPERS

Nil

For further information please contact Alan Paterson on 01563 – 555429

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