

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 21 MAY 2003

FABRIC UPGRADE TO 1 MACKENDRICK PLACE, KILMARNOCK

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To advise members of the anticipated contractual overspend upon the above project, and to seek approval for this.

2. BACKGROUND

- 2.1 The Contract was accepted by the Council on 5th December 2002, in the sum of £182,628.59. The Contract was awarded to Fullwood Holdings Ltd (trading as C.T. & CF). Works are programmed to be complete on site by mid June.
- 2.2 During the course of the project it became evident that additional work would be required which was not included within the tendered scope of work.
- 2.3 The Councils' Standing Orders Relating to Contracts require Committee approval where the final cost of a contract exceeds the accepted Contract Sum by more than 10%.

3. CONTRACTUAL OVERSPEND

- 3.1 The works as tendered to 1 MacKendrick Place comprise the formation of a new pitched roof over the existing flat roof, structural alterations to support the new roof structure, renewal of rainwater goods at high level, repairs to areas of bossed render together with a full render overcoating, renewal of the door entry system and replacement of some windows to stairwells.
- 3.2 This block is five storeys in height and it was not therefore possible to carry out a physical condition survey of the site and fabric of the building in advance of the works being executed. In the event, following erection of scaffolding, concern was expressed as to the integrity of the existing material which it was intended would be overcoated with new render. The extent of boss renderwork was greater than initially thought and areas of the existing brickwork required patching. A design solution was sought to prevent future disintegration of the new render as a result of the same movement and weathering.

The site was thoroughly inspected by Technical Services design staff together with the contractor and a technical representative from the render company. As a result of their findings, it was determined that it would be necessary to stabilise the existing material, and provide a structural lath to key the new render system to the

existing material. In addition, the cills, which superficially seemed satisfactory, were found to be in a state of disintegration and 48 cills had to be replaced.

- 3.3 The works as tendered require the use of a full height scaffold to the perimeter of the building. Consequently the most cost effective method of carrying out the additional works is to proceed in conjunction with the tendered works.

4. FINANCIAL IMPLICATION

4.1	Amount of Contract Acceptance	<u>£182,628.59</u>
4.2	Additional Costs	
	Estimated Final Measurement	£222,000.00
	Less	
	Amount of Contract Sum	<u>£182,628.59</u>
	ADDITIONAL COST	<u>£ 39,371.41</u>

- 4.3 An approximate breakdown of the costs of significant additional works encountered during the course of the project are as follows.

Work replacing sills	£ 7,073.26
Renderwork	£ 13,975.98
Additional Prelims (time related)	£ 8,692.38
External sundries	£ 4,601.85
Internal sundries	£ 5,027.94
	<u>£ 39,371.41</u>
TOTAL	<u>£ 39,371.41</u>

- 4.4 The additional works detailed above mean that the Contract Sum will be exceeded beyond the 10% tolerance, thus requiring formal approval.
- 4.5 Budgetary provision for the balance of the works to 1 MacKendrick Place is made within the 2003/04 Capital Programme.

5. LEGAL/ POLICY IMPLICATIONS

- 5.1 The Council is contractually bound to pay the Contractor for works instructed. The work undertaken will contribute to the Council's policy of improvement to buildings and service provision.

6. RECOMMENDATION

6.1 It is recommended that:-

- (i) Approval be obtained in respect of additional expenditure exceeding the 10% tolerance.

James Lavery
Director of Homes and Technical Services
May 2003

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Alan Paterson, Principal Quantity Surveyor on 01563 555249.

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