

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 21 MAY 2003

FINAL MEASUREMENTS ON CONTRACTS

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

1.1 To inform members on final measurements for contracts.

2. PROJECTS AND TENDERS

2.1 Final measurements on a number of Council tenders have now been agreed with the contractors concerned. Details of final measurements for each project, together with explanations of any contract saving/overspend where relevant, are listed in the attached appendix to this report.

3. FINANCIAL IMPLICATIONS

3.1 The cost of the works can be provided from approved budgets.

4. LEGAL IMPLICATIONS

4.1 This report is presented in terms of Section 18(4)(a) of the Council's Standing Orders Relating to Contracts.

5. POLICY IMPLICATIONS

5.1 Nil

6. RECOMMENDATIONS

6.1 The Committee is asked to note the terms of the report.

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

APPENDIX 1

FINAL MEASUREMENTS ON CONTRACTS

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
External Painterwork and Roughcast Repairs to 113No. Houses, 1996/97 Programme, Phase 2	Hugh L.S. McConnell Ltd.	26/04/96	£66,810.45	£55,009.01	£11,801.44	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Installation of Solid Fuel Central Heating to 25No. houses, 1996/97 Programme	Building & Works	26/04/96	£68,349.28	£59,647.42	£8,701.86	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Electrical Re-wiring to 16No. Houses, 1996/97 Programme	John McCaig Ltd.	26/04/96	£18,194.82	£16,974.52	£1,220.30	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items

Replacement of Windows to 171No. Houses, 1996/1997 Programme, Phase 1	Pyramid Windows Ltd.	26/04/96	£325,078.75	£313,512.00	£11,566.75	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Home Security Works	Building & Works	05/09/96	£38,724.50	£36,855.21	£1,869.29	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Fire Damage at 145 Turnberry Drive	Building & Works	17/10/96	£22,653.26	£18,096.09	£4,557.17	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Door and Window Security (North) 1996,1997 Programme	Building & Works	02/12/96	£98,381.78	£78,805.29	£19,576.49	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Replacement of Windows to 187No. Houses, 1996/1997 Programme	Building & Works	19/12/96	£493,012.98	£493,012.98		

Combined Library/Local Area Office, Newmilns Library, Newmilns	Building & Works	20/01/97	£23,101.65	£21,393.07	£1,708.58	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Internal Refurbishment (North) 1996/1`997 Programme, Phase 1	Building & Works	07/01/97	£139,988.80	£133,050.00	£6,938.80	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Proposed Alterations to North West Area Housing Office, Western Road, Kilmarnock	Building & Works	09/01/97	£25,120.59	£27,162.21	£2,041.62	Overspend due to the increased scope of decoration works on the contract/
Replacement of Windows to 69No. Houses, 1996/1997 Programme, Phase 5	Building & Works	12/02/97	£144,567.85	£136,451.27	£8,116.58	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Housing for the Elderly, Energy improvement, 1997/ 1998	Plus Plan (UK) Ltd.	18/07/97	£46,193.59	£47,735.06	£1,541.47	Overspend due to the remeasurement of provisional items.

Non Traditional Modernisation, Stewarton, 1997/1998 Programme	Robison and Davidson Ltd.	12/08/97	£158,218.60 Additional Committee Approval of 11/11/97 of £164,723.68 gives total approval of £322,942.28	£300,593.00	£22,349.28	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Social Work Area Office and ATC at 9 Balmoral Road, Kilmarnock	Fleming Building Ltd.	18/11/97	£1,298,805.51	£1,384,393.28	£85,587.77	Overspend due to an increase in the scope of the works, including the installation of a gas membrane, and the remeasurement of provisional items.
Reinstatement of Fire Damage at 75 Morton Crescent, Darvel	Building & Works	19/01/98	£28,909.03	£14,526.71	£14,382.32	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Proposed Alterations to Shortlees Housing Office, 64-66 Caprington Avenue, Kilmarnock	CT & CF Ltd	26/01/98	£58,341.05 Additional Housing Capital Sub-Committee £12,531.44 gives total of £70,872.49	£65,988.98	£4,883.51	Saving due to amount of additional approval not being fully expended.

Replacement of Windows to 419No. houses, 1998/1999 Programme, Phase 1	Regency Group (Scotland) Ltd.	24/03/98	£862,079.60	£860,629.44	£1,450.16	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Replacement of Windows to 385No. houses, 1998/1999 Programme, Phase 2	Tayside Windows Ltd.	24/03/98	£699,234.50	£722,080.00	£22,845.55	Overspend due to the addition of doors and the amendment to window fenestrations.
Installation of Solid Fuel Central Heating to 17No. houses, 1997/1998 Programme	Building & Works	02/04/98	£42,441.85	£38,089.31	£4,352.54	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Replacement of Windows to 414No. houses, 1998/1999 Programme, Phase 3	North Ayrshire Council	29/04/98	£862,487.17	£879,705.41	£17,218.24	Overspend due to additional detailing works to Weir Timber House Front Door

Non Traditional Modernisation of 6 Houses, Stewarton, 1998/1999 Programme	CT & CF Ltd	07/08/98	£262,346.85	£232,072.06	£30,274.79	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Reinstatement of Fire Damaged Property at 4 Plantation Avenue, Patna	Building & Works	Works Order 07/09/98 Tender 07/08/98	£16,816.59	£13,123.41	£3,693.18	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Urban Aid Home Security, 1998/1999 Programme, Dusk to Dawn Lighting	Aird Walker & Ralston Ltd.	16/09/98	£65,873.35	£62,616.19	£3,257.16	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Installation of Audio Door Entry Systems to 63No.Houses 1998/1999 Programme	M S S Security Ltd.	02/10/98	£26,218.50	£25,848.00	£370.50	Saving due to contingencies and dayworks not being fully used and the remeasurement of provisional items.
Modernisation of 21No. Houses at Riccarton, 1998/1999 Programme, Phase 6B	Cruden Building Renewals Ltd.	02/10/98	£765,550.10	£762,576.65	£2,973.45	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.

Reinstatement of Fire Damage at 49 Fleming Street, Kilmarnock	CT & CF Ltd.	10/12/98	£13,668.61	£12,068.01	£1,600.60	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Replacement of Windows to 434No. Houses, 1998/1999 Programme, Phase 6	Pyramid Windows Ltd.	22/01/99	£1,028,267.70	£980,869.78	£47,397.92	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Fire Damage Reinstatement at 141 Barshare Road, Cumnock	James Wilson & Son (Auchmillan) Ltd.	27/01/99	£20,563.85	£18,549.76	£2,014.09	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Replacement of Windows to 300No. Houses, 1999/2000 Programme, Phase 2	Anglian Windows Ltd.	08/04/99	£643,970.79	£603,746.31	£40,224.48	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Masonry Painting to 190No. Houses, 1999/2000 Programme	Baxter and Gillespie (Painting Contractors) Ltd.	10/05/99	£122,531.33	£123,342.60	£811.27	Overspend due to the addition of works to repair lintols and form ribands around windows.

Installation of Video Door Entries to 75No. Houses, Various Locations, 1999/2000 Programme	Chubb Electronic Security Ltd.	16/06/99	£59,185.54	£63,152.30	£3,966.76	Overspend due to the addition of further addresses to the contract.
Electrical Re-wiring to 105 No. Houses, 1999/2000 Programme, Phase 1	Star Electrics Ltd.	18/06/99	£100,567.95	£77,481.79	£23,086.16	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Electrical Re-wiring to 105No. Houses, 1999/2000 Programme, Phase 2	John McCaig Electrical Ltd.	30/06/99	£159,709.37	£170,981.63	£11,272.26	Overspend due to the addition of asbestos removal works and the increased scope of external lighting and plaster repairs.
Reinstatement of Fire Damage to 66 Gilfoot, Newmilns	Anderson & Innes Ltd.	02/07/99	£19,773.12	£20,641.64	£868.52	Overspend due to the decision to fit a new central heating system and the increased scope of the plaster repairs.

Non Traditional Modernisation of 8No. Houses Stewarton, 1999/2000 Programme	Carillion Housing	12/07/99	£387,342.45	£325,496.42	£61,846.03	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Re-roofing to 58No. Houses, 1999/2000 Programme, Phase 1	Southwest Roofing Services Ltd.	22/07/99	£177,103.45	£160,410.70	£16,692.75	Saving due to contingencies and dayworks not being fully used and the remeasurement of provisional items.
Electrical upgrade, John Dickie Street, Kilmarnock, 1999/2000 Programme	Building & Works	15/10/99	£105,551.31	£97,495.92	£8,055.39	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Refurbishment of Dalmellington Industrial Estate, Main Street, Dalmellington, Phase 1	Building & Works	02/12/99	£399,999.92	£390,016.86	£9,983.06	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Proposed Barrier Free Housing, Former Childrens Home, Netherthrid	Building & Works	22/03/00	£256,865.65	£266,953.65	£10,088.00	Overspend due to the remeasurement of provisional items.

Cavity Wall Insulation to 600No. Houses, 2000/2001 Programme	Miller Pattison Ltd.	27/03/00	£91,969.15	£91,980.69	£11.54	Overspend due to the addition of insulation works to the contract.
Works to Solumns and Modernisation of 8No. Flats at Irvine Road, Crosshouse, 2000/2001 Programme	Building & Works	Works Order 27/03/00 Tender 25/07/00	£177,950.84	£143,030.00	£34,920.84	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Electrical Rewiring to 243No. Houses, 2000/2001 Programme, Phase 1	G D Chalmers	03/04/00	£205,268.70	£196,924.50	£8,344.20	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Masonry Painting, 2000/2001 Programme, Phase 2	Building & Works	Works Order 28/07/00 Tender 02/08/00	£39,938.59	£31,614.41	£8,324.18	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.

Former Industrial Units, Main Street, Dalmellington, Phase 2 Works, Forming Local Office, Health Centre, Police Station and Tele-centre	Building & Works	25/08/00	£1,353,902.18	£1,482,522.89	£128,620.71	Overspend resulting from an extensive re-development of the internal layout in accordance with the Client Partner requirements.
Non Traditional Modernisation to 4No. Houses, Broomhill Quadrant, Kilmarnock, 2000/2001 Programme Phase 3	Anderson & Innes Ltd	14/09/00	£159,155.96	£137,368.30	£21,787.66	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Re-roofing of Various Areas, Auchinleck Academy	Pirie & Co., (Paisley) Ltd.	19/09/00	£65,822.11	£66,519.38 Less L & A Damages for late completion of -£1,600.00 Final Amount: £64,919.38	£902.73	Saving due to the deduction of damages for late completion.

Replacement of Doors and Screens, 2000/2001 Programme, Phase 1	J & S McFadzean Ltd.	26/09/00	£272,432.06	£250,207.50 Accepted Tender with further approval dated 31/1/01 and 6/03/01	£22,224.56	Saving within the additional approval
Replacement of Lead Water Services, 2000/2001 Programme	Fulwood Holdings Ltd.	10/10/00	£112,911.03	£116,798.43	£3,887.40	Overspend due to the addition of a stopcock and draintrap to all ground floor houses.
Reinstatement of Fire Damage at 11 Cameron Drive, Auchinleck	James Wilson and Son (Auchmillan) Ltd.	01/11/00	£20,441.23	£21,154.24	£713.01	Overspend due to more extensive fire damage than originally apparent. This agreed final account formed the basis of the Council's Insurance claim for these works, which has been agreed with GAB Robins, the Council's Loss Adjuster.
Removal of Asbestos Insulated Storage Tanks, etc, 2000/2001 Programme, Phase 1	Angus (Asbestos Removals) Ltd.	08/11/00	£59,040.21	£59,032.23	£7.98	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.

Removal of Asbestos Insulated Storage Tanks etc, 2000/2001 Programme, Phase 2	Angus (Asbestos Removals) Ltd.	15/11/00	£48,194.91	£44,820.89	£3,374.02	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Electrical Rewiring, 2000/2001 Programme, Phase 4	John McCaig and Sons Ltd.	15/11/00	£111,309.24	£116,964.51	£5,655.27	Overspend due to additional work in houses with concrete floors and ceilings.
Removal of Asbestos Insulated Storage Tanks etc, 2000/2001 Programme, Phase 3	Carymar Construction Services	29/11/00	£23,257.08	£4,522.90	£18,734.18	Saving due to contingencies and dayworks not being used and the reduced scope of the works identified following the survey work.
Civic Centre North, Kilmarnock, Alterations to Form Banking Hall	CT & CF Ltd	22/01/01	£109,271.66	£117,614.67	£8,343.01	Overspend mainly due to overtime working for works carried out on weekends.

Replacement of Doors and Screens, 2000/2001 Programme, Phase 2	Building & Works	24/01/01	£249,715.53	£253,684.79	£3,969.26	Overspend due to the addition of more doors and screens to the contract.
Non Traditional Modernisation of 9No. Houses, Broomhill Quadrant, Kilmarnock, 2001/2002 Programme	Building & Works	27/03/01	£348,157.23	£332,085.47	£16,071.76	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Replacement of Sanitary Appliances to 120No. Houses, 2000/2001 Programme	Thomson (of Ayr) Construction	30/03/01	£124,135.57	£136,533.69	£12,398.12	Overspend on the additional approval which is due to the remeasurement of provisional items.
External Painterwork to 212 No. Timber Houses, 2000/2001 Programme	Building & Works	12/04/01	£241,327.44	£242,136.83	£809.39	Overspend due to the remeasurement of provisional items.

Replacement of Kitchen Units to 161No. Houses, 2001/2002 Programme, Phase 1	Building & Works	25/04/01	£313,802.38	£285,299.86	£28,502.52	Saving due to contingencies and dayworks not being used, the remeasurement of provisional items and 2No. Houses being dropped from the project
Reinstatement of Fire Damage at 2D Cessnock Avenue, Hurlford	G D Spence and Sons Ltd.	30/05/01	£17,635.59	£13,966.45	£3,669.14	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Installation of Audio Door Entry Systems to 88No. Houses, Various Locations, 2001/2002 Programme	G D Chalmers Ltd.	30/05/01	£97,046.25	£85,385.76	£11,660.49	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Electrical Rewiring, 2001/02 Programme	G D Chalmers Ltd.	07/06/01	£199,032.75	£211,900.99	£12,868.24	Overspend due to the addition of stair lighting to 3 blocks at Meagher Court, Cumnock and 2 blocks at Richmond Terrace, Cumnock.

Installation of Gas Central Heating to 310No. Houses 2001/2002 Programme, Phase 2	British Gas, Public Sector Division	08/06/01	£624,040.25 Plus £102,587.38 Additional Approval from Housing Committee of 30/01/02 gives Total approval of £726,627.63	£687,699.69	£38,927.94	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Re-roofing of 4No. blocks of flats, Kilmarnock and 13No. Houses, 2001/2002 Programme, Phase 1	John Moulds (Kilmarnock) Ltd.	08/06/01	£224,793.32	£217,336.47	£7,456.85	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Replacement of Kitchen Fitments, 2001/2002 Programme, Phase 4	G F Sharp & Co. Ltd.	14/06/01	£371,843.44	£408,705.04	£36,861.60	Overspend due to an increase in the number of addresses; the addition of gas central heating installations to 11 addresses and the remeasurement of provisional items.

Replacement of Kitchen Fitments, 2001/2002 Programme, Phase 5	Thomson (of Ayr) Construction	26/06/01	£368,007.61	£360,297.99	£7,709.62	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Modernisation and Asbestos Removal to 36No. Houses, 2001/2002 Programme, Phase 1	CT & CF Ltd.	04/07/01	£198,779.50	£204,500.04	£5,720.54	Overspend due to the remeasurement of provisional items and additional dwellings.
Re-roofing Works to Barshare Primary School, Cumnock	Foxbar Contracts	18/07/01	£32,089.57	£29,621.00	£2,468.57	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Refurbishment of Changing/ Shower Facilities to P.E. Block, Auchinleck Academy	Building & Works	07/08/01	£30,036.25	£26,920.57	£3,115.68	Saving which is due to contingencies and dayworks not being used and the remeasurement of provisional items.

Modernisation and Asbestos Removal, 2001/2002 Programme, Phase 2	Anderson & Innes Ltd.	20/08/01	£130,705.89	£107,764.21	£22,941.68	Saving due to contingencies and dayworks not being used and remeasurement of provisional items.
Replacement of Doors and Screens, 2001/2002 Programme, Phase 2	Building & Works	17/09/01	£391,909.21 Plus £65,531.91 Additional Approval from Housing Committee 30/01/02 gives Total Approval of £457,441.12	£497,857.73	£40,416.61	Overspend due to additional 155No. Houses being added into the Contract.
Special Needs Conversion to 104 & 106 Mill O'Shield Road, Drongan	CT & CF Ltd	02/10/01	£32,266.30	£26,971.07	£5,295.23	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Extension to Newmilns Primary School	Anderson & Innes Ltd.	08/10/01	£226,938.86	£226,906.30	£32.56	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.

Erection and Dismantling of Seasonal Street and Tree Lighting, 2001/2002 Programme	John Girvan and Sons Ltd. 26 Wellington Square, Ayr	25/10/01	£34,456.91	£35,093.68	£636.77	Overspend due to additional instructed works to trees and restrictions on lighting in King Street, Kilmarnock
Masonry Painting, 2001/2002 Programme, Phase 2	Bell Decorating Group Ltd.	31/10/01	£162,478.53	£139,526.70	£22,951.83	Saving due to contingencies and dayworks not being used, the remeasurement of provisional items and the omission of all render/roughcast repairs.
Masonry Painting, 2001/2002 Programme, Phase 1	Building & Works	16/11/01	£236,744.04	£233,831.38	£2,912.66	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
Masonry Painting, 2001/2002 Programme, Phase 3	Bell Decorating Group Ltd.	16/11/01	£35,521.00	£25,893.26	£9,627.74	Saving due to contingencies and dayworks not being used, the remeasurement of provisional items and the omission of all render/roughcast repairs.
Burns Mall Female Toilet Refurbishment, Kilmarnock	CT & CF Ltd	12/12/01	£74,697.60	£72,918.32	£1,779.28	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.

Alterations to 12 and 14 Lugar Street, Cumnock	Philip Kelso and Son	17/12/01	£17,382.50	£16,427.80	£954.70	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.
CCTV Installation and Upgrade to Existing CCTV System at Fraser Walk, Kilmarnock	ADT Fire and Security plc.	24/12/01	£30,071.48	£30,106.75	£35.27	Overspend due to an upgrade in specification and remeasurement of provisional items.
Internal Alterations to form Offices for "PPP", Crosshouse Nursery School	CT & CF Ltd.	28/01/02	£66,308.08	£30,981.49	£35,326.59	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items. The tender included a provisional sum of £27,500.00 for supply and installation of IT equipment. This work was subsequently done outwith the contract by the Council's own IT Section.
Reinstatement of Fire Damage at 27 Ballochmyle Avenue, Auchinleck	G D Spence and Sons Ltd.	11/02/02	£25,280.76	£24,699.88	£580.88	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items.