

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB-COMMITTEE – AUGUST 2000

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 has been 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 Sub-Committee is asked to note the terms of the report.

James Lavery
Director of Homes and Technical Services
17 August 2000
CJ/MC

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Campbell Johnston, Technical Services on 01563 555251

APPENDIX 1

FINAL MEASUREMENTS ON CONTRACTS

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Re-roofing of 49 houses, 1996/97 Prog. phase 2	East Ayrshire Building & Works	26/04/96	£99,456.70	£83,674.61	£15,782.09	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Re-roofing of 31 houses, 96/97 prog. phase 3	East Ayrshire Building & Works	10/05/96	£81,493.18	£83,342.50	£1,849.32	Overspend which is within the 10% parameter allowed and is due to the remeasurement of provisional items.
Heating Improvement Works, Bellfield Primary School Kilmarnock	East Ayrshire Building & Works	27/08/96	£88,411.78	£88,340.00	£71.78	Saving due to contingency amounts not being fully expended
Demolition of pavilion at Dean Park, Kilmarnock	East Ayrshire Building & Works	09/10/96	£5,155.50	£4,345.00	£810.50	Saving due to contingencies and dayworks not being used.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/Overspend	Explanation
		Date	Amount			
Reinstatement if fire damage to 2 Burnock Street, Ochiltree	East Ayrshire Building & Works	17/10/96	£19,212.90	£16,551.92	£2,660.98	Saving due to contingencies allowance within the tender not being fully expended and remeasurement of provisional items contained within the tender.
Heating Improvement Works, Auchinleck Academy	East Ayrshire Building & Works	21/10/96	£149,931.12	£143,662.58	£6,268.54	Saving due to omission of domestic calorifier and associated control valve and controls, which was deemed not to be required.
Proposed changing pavilion at Deen Park, Kilmarnock	East Ayrshire Building & Works	23/10/96	£85,061.31	£81,833.33	£3,227.98	Saving due to contingencies and dayworks not being fully used.
Electric re-wiring to 115 houses, 96/97 prog. phase 2	East Ayrshire Building & Works	24/10/96	£129,029.94	£100,073.16	£28,956.78	Saving due to contingencies and dayworks not being used, 9 No. houses being omitted from contract and the remeasurement of provisional items.
Alts to London Road Centre, Phase 5	East Ayrshire Building & Works	05/11/96	£251,045.79	£232,204.37	£18,841.42	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/Overspend	Explanation
		Date	Amount			
Extension to Gargieston PS. Kilmarnock	East Ayrshire Building & Works	12/11/96	£373,662.00	£296,011.07	£77,650.93	Saving due to contingencies and dayworks not being used and remeasurement of provisional items, together with a resolution of negotiations with B & Works regarding the level of pricing within their negotiated tender for this project.
Heating improvement works, Kirkstyle P.S., Kilmarnock	East Ayrshire Building & Works	25/11/96	£79,309.14	£73,892.16	£5,416.98	Saving due to contingency amounts not being fully expended
Heating improvement works, John Fulton Memorial Hall, Fenwick	East Ayrshire Building & Works	25/11/96	£33,174.48	£24,748.88	£8,425.60	Saving due to omission of fan coil heaters and associated motorised controls, which was deemed not to be required by the Client.
Design supply and installation of door entry system at 54 Fraser Walk, Kilmarnock	Integrated Security Manufacturing Ltd.	17/12/96	£55,792.80	£53,442.75	£2,350.05	Saving due to contingencies within the tender not being fully expended.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Roof repairs to Altonhill CC, Kilmarnock	East Ayrshire Building & Works	06/01/97	£30,883.52	£24,315.10	£6,568.42	Saving due to contingencies, dayworks and provisional sums not being fully used
Proposed internal refurb. 25-27 Ayr Road, Cumnock	East Ayrshire Building & Works	14/01/97	£27,777.38	£23,200.78	£4,576.60	Saving due to contingencies and provisional sums not being fully used.
Alts to London Road Centre, Ph.6	East Ayrshire Building & Works	21/01/97	£171,742.80	£169,839.76	£1,903.04	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Proposed Womens Refuge, 95-97 Backrogerton Cresc, Auchinleck	East Ayrshire Building & Works	12/02/97	£172,735.48	£169,224.30	£3,511.18	Saving due to contingencies not being fully used.
Rep. Lead Water Services, 97-98 Prog. Ph1.	East Ayrshire Building & Works	08/04/97	£33,898.35	£31,014.01	£2,884.34	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Comfort Plus upgrade to central heating to 106 houses at various locations	East Ayrshire Building & Works	08/04/97	£145,331.09	£147,871.77	£2,540.68	An increase due to the scope of the works from 106 houses to 113 houses

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Re-roofing of 40 houses 97/98 prog. ph.1	East Ayrshire Building & Works	08/04/97	£94,933.29	£83,850.53	£11,082.76	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Heating improvement works Kilmaurs P.S.	East Ayrshire Building & Works	12/05/97	£79,943.75	£75,625.75	£4,318.00	Saving due to contingency amounts not being fully expended, together with contractual saving in respect of utilising the existing brick flue.
Heating upgrade to Drongan P.S.	East Ayrshire Building & Works	25/05/97	£25,969.18	£25,248.96	£720.22	Saving due to contingency amounts not being fully expended
Reinstatement of fire damage at 37A Treesbank Road, Kilmarnock	East Ayrshire Building & Works	28/05/97	£11,960.84	£9,600.34	£2,360.50	Saving due to contingencies, dayworks and provisional sums not being fully used
Re-roofing of Muirkirk PS	Allander Roofing Ltd	16/06/97	£42,212.81	£31,991.52	£10,221.29	Saving due to the omission of an area of re-roofing which was deemed not to be required

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Re-roofing of Technical Block, St. Joseph's Academy, Kilmarnock	Ridgewood Roofing Ltd	18/06/97	£43,539.72	£43,567.86	£28.14	Overspend due to contingencies and dayworks being spent renewing rainwater gutters adjacent to the works
Re-roofing of Games Hall, Auchinleck Academy	Ridgewood Roofing Ltd	18/06/97	£46,577.84	£25,797.89	£20,779.95	Saving due to the omission of an area of re-roofing which was deemed not to be required
Rep windows to 184 houses, 97/98 prog. ph3	Regency Windows Group Scotland Ltd	03/07/97	£287,666.09	£297,147.07	£9,480.98	An increase due to Contract Instructions being issued to replace existing timber doors with UPVC doors
CCTV systems ph.1 – extension of Kilmarnock Town Centre	Pointer Ltd	04/07/97	£56,902.15	£50,860.38	£6,041.77	Saving due to the contingencies and provisional sums allowance within the tender not being fully expended together with a remeasurement of the contract
Reinstatement of fire damage at 14A Barr Street, Galston	East Ayrshire Building & Works	14/07/98	£20,275.58	£12,812.90	£7,462.68	Saving due to provisional sums not being used for the gas installation etc.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Rep. windows to 177 house, 97/98 prog, ph4	Sunline Frames Ltd	30/07/97	£337,175.73 (Additional Approval – 09/03/98 for removal of rot to houses in Brody Place, Barclay Dr, Cameron Dr. Kilmarnock £150,043.84) Total £487.219.57	£424,718.38	£62,501.19	Saving due to the rot works being less extensive than originally being allowed for
Modern 17 houses at Riccarton, Kilmarnock 97/9 prog. ph.6A	Cruden Building & Renewals Ltd	13/08/97	£535,107.73	£495,029.53	£40,078.20	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Cavity Wall Insulation to 200 houses, 97/98 prog.	Miller Pattison Ltd	13/08/97	£36,469.54	£31,660.91	£4,808.63	Saving due to contingencies allowance within the tender not being fully expended and remeasurement of provisional items

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Prop. Cemetery Extension, Kirkton Road, Kilmarus	Roads & Transportation	14/08/97	£82,048.05	£76,881.50	£5,166.55	Saving due to the omission of dayworks and contingencies
Prop Sewer and Pumping Station at Loudoun Academy, Galston	Roads & Transportation	03/09/97	£68,459.87	£70,930.44	£2,470.57	Increase due to a change in specification of specialist sewage pumping equipment found to be on an extended delivery that would otherwise have delayed the progress of the works
Structural Repairs to Hurlford PS., Kilmarnock 97/98 prog	Barr Construction	10/09/97	£170,148.98 (Additional approval 31/3/98 - £40,930.47) £211,079.45	£211,067.74	£11.71	Saving against the currently approved total contract amount
Prop Local Office, Well Road, Auchinleck	James Wilson & Son (Auchmillan)	17/09/97	£36,257.03	£36,917.95 (Direct payments of £306.00 – Contract Expenditure £37,223.95)	£660.92	Overspend due to the instruction of additional works including a new corridor door and screen, shelving, pinboarding, painterworks and storage heaters, together with a direct payment of £306 to Chubb for re-siting a safe)

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
CCTV systems, phase 2 – Kilmaurs, Stewarton, Galston & Cumnock Town Centres	Scotshield Ltd	02/10/97	£153,304.46 (Additional Approval – 21/10/98 - £19,429.91) £172,734.37	£172,243.84	£490.53	Saving due to amount of additional approval not being fully expended.
Prop Local Office, Bellfield Library, Kilmarnock	S T Connell & Co. Ltd	06/10/97	£32,395.65	£35,245.13	£2,849.48	Overspend due to an increase in the scope of the works comprising mainly the construction of a new storytelling area and external ramp
Demolition of former housing stock at 18-20 Stellhead Avenue and 73-79 Greenhill Avenue, New Cumnock	W.H. McClounie	08/10/97	£23,504.25	£25,848.00	£2,343.75	Overspend due to the inclusion of grass turving (at the request of the client) to the contract.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Rep windows to 115 houses, 97/98 prog. ph7	Regency Window Group Scotland Ltd	29/10/97	£189,356.47	£184,987.46	£4,369.01	Saving due to contingencies and dayworks allowances not being fully used.
Inst. Gas Central Heating, 280 houses, together with operational leasing, 97/98 prog, ph2 completion project	D. Campbell & Co. Ltd	03/11/97	£575,249.10	£525,345.36	£49,903.36	Saving due to contingency amount not being expended, savings in sections of the work for which provisional quantities had been allowed, together with gas supply costs of £26,611.00 being paid direct.
Proposed conversion to form Resource Centre, 15 Shortlees Cr., Kilmarnock	CT & CF	10/11/97	£27,915.23	£23,142.15	£4,773.08	Saving due to contingencies and provisional sums not being fully used and the remeasurement of provisional items.
Replacement Boiler plant at Ellisland Court Sheltered Housing, Mauchline	East Ayrshire Building & Works	24/11/97	£51,615.78	£50,528.28	£1,086.72	Saving due to contingencies amount not being fully expended

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Replacement boiler plant Afton Court Sheltered Housing, New Cumnock	East Ayrshire Building & Works	24/11/97	£62,011.95	£60,857.12	£1,154.83	Saving due to contingency amounts not being fully expended
Replacement boiler plant at Rowantree Court Sheltered Housing, Drongan	East Ayrshire Building & Works	24/11/97	£71,312.70	£66,901.86	£4,410.84	Saving due to contractual savings on boiler flues taken through roof and not through 2 coal bund walls
Electrical re-wiring and fire alarm installation, Civic Centre, Kilmarnock	T Brown & Son Ayr Ltd	25/11/97	£75,601.44 (Approval from Property Dept. 23/03/98 for additional expend. from CF CR Budget £13,398.56) £89,000.00	£88,252.61	£747.39	Saving due to the remeasurement of provisional items

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Proposed local office, Patna Library	James Faulds & Sons Maybole Ltd	23/12/97	£39,226.85	£42,166.49	£2,939.64	Increase due to increase on scope of works comprising mainly providing security containers for storage of library materials, upgrading the mains distribution board and infilling defective window panels.
Proposed local office, Greenholm St., Kilmarnock	East Ayrshire Building & Works	07/01/98	£16,205.14	£16,196.15	£8.99	Saving due to the remeasurement of provisional items
Re-roofing of Art Block at Auchinleck Academy		15/01/98	£22,307.08	£18,177.62	£4,129.46	Saving due to the omission of the area of re-roofing and replaced with an alternative area of roof which was deemed to be in greater need for repairs.
Re-roofing of Cairnhill P.S., New Cumnock		16/01/98	£17,148.81	£18,784.44	£1,636.37	Saving due to the increase in area of re-roofing which was deemed to be required.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Electrical re-wire 94 houses, 97/98 prog. ph2.	East Ayrshire Building & Works	19/01/98	£95,329.73	£86,017.74	£9,311.99	Saving due to contingencies and dayworks not being used and remeasurement of provisional items
Proposed alterations at Croft St., Kilmarnock	East Ayrshire Building & Works	21/01/98	£24,047.80	£23,397.67	£650.13	Saving due to a reduced requirement of contingencies and dayworks
Demolition of former Housing Stock at Various Locations in New Cumnock	W. H. McClounie	13/02/98	£46,961.77	£47,222.50	£260.73	Overspend due to the inclusion of grass turfing (at the request of the Client) to the contract.
Alts to London Road Centre, 97/98 prog. Ph 7	East Ayrshire Building & Works	13/03/98	£178,225.85	£196,013.75	£17,787.90	Increase due to an increase in the scope of the works comprising alts. to Personnel Offices and Meeting room on 1 st floor, forming an enclosure for the mains distribution board at ground floor staff entrance, weekend working and additional electrical works to Personnel Offices.

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Replacement boiler plant at Grange Academy, Kilmarnock	East Ayrshire Building & Works	06/05/98	£105,691.05	£105,442.64	£248.41	Saving due to contingencies not being fully used
Inst. solid fuel central heating 40 houses, 98/99 prog	Thomson Construction	16/06/98	£98,457.82	£79,364.60	£19,093.22	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Re-roofing of dining block at Hillhead PS and various areas of Shortlees PS, Kilmarnock	Braedale Roofing Ltd	17/06/98	£41,863.71	£39,795.79	£2,067.92	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Re-roofing of Grange Academy, Kilmarnock	Allander Roofing Ltd	19/06/98	£115,449.25	£111,039.11	£4,410.14	Saving due to contingencies and dayworks not being fully expended and the remeasurement of provisional items
Demolition and Associated Land Rehabilitation works at 7 – 11 Finlayson Dr., Kilmarnock	Burnthills Demolitions Ltd	31/07/98	£133,624.00	£129,854.50	£3,769.50	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/Overspend	Explanation
		Date	Amount			
Heating Upgrade to Grange Academy, Kilmarnock	James Frew Ltd	18/08/98	£42,855.16	£41,040.16	£1,815.00	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Re-roofing of Catrine PS	Braedale Roofing Ltd	25/08/98	£27,161.89	£26,576.87	£585.02	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Internal alts and heating upgrade, Crookedholm CC	CT & CF	31/08/98	£34,944.71 (Amount of final measurement £34,619.03 – L&A damages for late completion £144.47)	£34,474.56	£470.15	Saving due to contingencies not being fully used.
Replacement boiler plant at James Hamilton Academy	James Frew Ltd	15/10/98	£100,498.00	£99,208.81	£1,289.19	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Re-roofing of London Road Annexe, Kilmarnock	Rennie Roofcare Ltd.	23/10/98	£16,242.15	£14,965.00	£1,277.15	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Reinstatement of fire damage, 9 Mosside Pl., Kilmarnock	J Faulds & Sons	28/10/98	£26,352.59	£24,992.17	£1,360.42	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Replacement of existing floor coverings at Grange Academy, Kilmarnock	T Cumming Flooring Contractor	12/11/98	£21,484.42	£19,611.08	£1,873.34	Saving due to contingencies and dayworks not being fully used and the remeasurement of provisional items
Replacement boiler plant at Cumnock Academy	Gibson Wight Ltd	09/12/98	£88,103.40	£87,993.40	£110.00	Saving due to contingencies and dayworks not fully being used
Refurb. Home Economics Classrooms at Grange and Cumnock Academies	CT & CF	10/12/98	£70,068.87	£69,907.31	£161.56	Saving due to some contingencies not being used

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Prepared Traffic Management Scheme at Catrine PS	Roads Construction Section	23/12/98	£25,086.60	£25,085.00	£1.60	Saving due to contingencies not being fully used
Re-roofing of block E at Grange Academy, Kilmarnock	Allander Roofing Ltd	01/02/99	£37,902.27	£37,590.40	£311.87	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
External wall repairs Civic Centre, Kilmarnock	Kelburne Construction Ltd	01/02/99	£22,497.83	£19,014.00	£3,483.83	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items
Upgrading and electrical works to various Community Education Centres	Anderson & Innes	17/02/99	£32,496.17	£31,676.10	£820.07	Saving due to contingencies and dayworks not being fully used

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Upgrading works to fire doors, various Secondary Schools, Kilmarnock	James Wilson & Son Auchmillan Ltd	17/02/99	£10,785.20 (Further approval by Committee dated 18/02/99 £4,255.32) £15,040.52	£16,250.60	£1,210.08	Increase due to emergency work being carried out at Doon Academy
Replacement asbestos ceilings at various schools	Carrymar Construction Services	19/03/99	£25,308.62	£13,291.00	£12,017.62	Saving due to contingencies and dayworks not being used and the remeasurement of provisional items and a reduction of the area of asbestos removal
Conversion of Datum Dynamics, Cumnock	Thomson Construction of Ayr	21/07/99	DS/Client: £13,727.26 Property: £15,110.99 Total: £28,838.25	DS/Client - £13,307.63 Property - £15,106.00 Total - £28,413.63	DS/Client - £419.63 Property - £4.99 Total - £424.62	Saving due to contingencies not being fully used

Contract Title	Contractor	Accepted Tender		Amount of Final Measurement	Contract Saving/ Overspend	Explanation
		Date	Amount			
Erection and dismantling of seasonal street and tree lighting 99/2000 prog.	John Girvan & Sons Ltd	14/10/99	£31,265.06	£31,209.74	£55.32	Saving due to contingency sums not being fully expended.

AGENDA