

EAST RENFREWSHIRE COUNCILCABINET25 September 2014Report by Director of EnvironmentTHORNIEBANK DEPOT ROOF RENEWAL 2013/14**PURPOSE OF REPORT**

1. The purpose of this report is to ask the Cabinet to note a contract variation approved by the Director of Environment for the amount of £45,250 in relation to the Thornliebank Depot roof renewal project. This variation was to allow for additional works which could not have been foreseen including ceiling removal/air testing, unforeseen partition/service works, alterations to steel and heating/lighting works.

RECOMMENDATIONS

2. The Cabinet is asked to note a contract variation approved by the Director of Environment for the amount of £45,250 in relation to the Thornliebank Depot roof renewal project, in accordance with Clause 8.3 of the Council's Financial Regulations.

BACKGROUND AND REPORT

3. Following a competitive tender process for the Thornliebank Depot Roof works, WH Kirkwood Ltd were appointed as main contractor on 7 February 2014 for a contract valued at £213,042.

4. During the course of this contract, additional unforeseen works were identified and approved as urgent and necessary by the Director of Environment to allow the satisfactory completion of this project, in accordance with the terms of current financial regulations. These additional works are explained below:

Works/explanation	Additional Cost (£)
A suspended ceiling was costed to be removed in sections as works proceeded. However, on commencement of works it became apparent that the ceiling was contaminated with bird droppings and some asbestos sheeting was delaminated, causing cross contamination to the suspended ceiling. This resulted in the whole ceiling needing to be removed prior to work proceeding for health and safety reasons. The additional costs arise from removal of contaminated material, air testing and this additional work being undertaken outwith hours to minimise disruption and risk	23,474
A partition had to be removed to allow continuous use of the MOT bay during the works. During removal it became apparent that a number of electrical and other services were supported from this partition and needed to be relocated.	6,494
Reinstatement of unforeseen impacts to radiant heating system and provision of additional roof-lights to supplement existing dormer	11,241
Upon works commencing, small additional works were considered necessary to infill a wallhead to prevent access/nesting by pigeons. This work also helps impact against heat loss	4,041
Total	45,250

5. The final account for the project is expected to be £258,292 against an approved contract value of £213,042.

6. It is proposed to meet these additional costs of £45,250 from an element of the Provisional Sums allowance within the current General Fund Capital Programme.

FINANCE AND EFFICIENCY

7. The additional works referred to at paragraph 4 above were deemed essential to allow the necessary works to be completed to a safe and acceptable standard. The additional costs can be met from within existing Capital Plan provision.

CONSULTATION

8. Consultation has taken place between Officers from Property and Technical Services and Finance.

PARTNERSHIP WORKING

9. Close partnership working has taken place with the main contractor to ensure that the works were programmed to minimise disruption to the operation of the Depot and handed back within the shortest possible time.

IMPLICATIONS OF THE PROPOSALS

10. There are no IT or staffing implications associated with this report. The works undertaken should have some positive sustainability implications in relation to future energy costs.

CONCLUSIONS

11. The contract variation was approved by the Director of Environment under the terms of existing financial regulations to allow the necessary works to be undertaken to the highest specification and within the shortest timescale.

RECOMMENDATIONS

12. The Cabinet is asked to note a contract variation approved by the Director of Environment for the amount of £45,250 in relation to the Thornliebank Depot roof renewal project, in accordance with Clause 8.3 of the Council's Financial Regulations.

Director of Environment

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KEY WORDS

A report advising Cabinet of a contract variation

Contract, variation, Thornliebank, depot, roof.