

**REPORT TO:** SOCIAL WORK AND HEALTH COMMITTEE - 23 MARCH 2009

**REPORT ON:** STRATHCARRON HOUSE REPLACEMENT  
Contract Nr 08-015

**REPORT BY:** Director of Social Work and City Architectural Services Officer

**REPORT NO:** 190-2009

**1.0 PURPOSE OF REPORT**

1.1 This report details tenders received and requests a decision on acceptance thereof.

**2.0 RECOMMENDATIONS**

2.1 Approval is recommended of (1) the acceptance of the Agreed Maximum Price submitted by Hadden Construction Ltd., Aberuthven in the amount of £1,175,200 and (2) allowances amounting to £224,560, giving a total cost of £1,399,760.

**3.0 FINANCIAL IMPLICATIONS**

3.1 The Head of Finance has stated that the project costs of £1,399,760 can be met from the Social Work Capital Plan 2009-2012.

**4.0 POLICY IMPLICATIONS**

4.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty and Equality Impact Assessment.

There are no major issues.

**5.0 TENDER REPORT**

5.1 The works comprise construction of a new single storey Young Persons Unit at Kings Cross Road to replace the existing Strathcarron House facility. The timber framed building is 466 square metres and has a pitched roof. Accommodation for five young persons and live-in staff is provided comprising six en-suite bedrooms with meeting rooms, offices, lounge, dining room, games room and homework/computer room, all fully serviced and fitted out. Landscaping of the site is also included.

5.2 Following a partnering selection process Hadden Construction Ltd., Aberuthven were invited to enter into a partnering contract for the construction of the Strathcarron House Replacement Young Persons Unit.

5.3 The Agreed Maximum Price is recommended for acceptance and if agreed to it brings out the following:-

Several Works (AMP) -	£1,175,200
-----------------------	------------

Allowance for -

Furniture, Fixtures and Fittings	£50,000	
Telephone Installation	£1,000	
Planning Approval	£2,205	
Building Warrant	£5,355	
CDM Co-ordinator	£7,020	
Professional Services	£153,130	
Structural and Civil Engineering Services	<u>£5,850</u>	<u>£224,560</u>

<b><u>Total Project Cost</u></b>	<b><u>£1,399,760</u></b>
----------------------------------	--------------------------

5.4 The following partnering sub-contractors will be used by Hadden Construction Ltd. :-

Stewart Milne Construction, Aberdeen  
Rok, Dundee  
Alliance Electrical Services Ltd., Forfar

Timber Frame  
Mechanical and Plumbing Services  
Electrical Services

## 6.0 CONSULTATIONS

The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance have been consulted in the preparation of this report.

## 7.0 BACKGROUND PAPERS

7.1 None.

**Alan G Baird**  
**Director of Social Work**

**Rob Pedersen**  
**City Architectural Services Officer**

10 March, 2009

190-2009