

REPORT TO: Housing Committee – 17 April 2000

REPORT ON: Morgan Place & 191-193 King Street Broughty Ferry
Comfort & Security
Contract Nr 99-012

REPORT BY: City Architectural Services Officer

REPORT NO: 275-2000

1.0 **PURPOSE OF REPORT**

1.1 To obtain approval to extend the existing contract.

2.0 **RECOMMENDATIONS**

2.1 That approval be given for estimated additional expenditure of approximately £112,000 including Professional Services.

3.0 **FINANCIAL IMPLICATIONS**

3.1 The Director of Finance has stated that provision for this additional expenditure will be made at the next revision of the Capital Estimates.

4.0 **LOCAL AGENDA 21 IMPLICATIONS**

4.1 Energy efficiency has been taken into consideration in the design of the heating installation and will be further improved at King Street by double glazing.

5.0 **EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 None.

6.0 **ESTIMATED ADDITIONAL EXPENDITURE**

6.1 Reference is made to the report made to the meeting of the Housing Committee held on Monday 20 September 1999 when expenditure of £488,068.85 was approved in respect of the above project.

6.2 The reasons for the required additional expenditure

- .1 Substantially increased levels of slate repairs. Although as thorough a visual survey as was possible was carried out from a cherry picker by staff from Architectural Services accompanied by two experienced slaters prior to the preparation of Contract Documents, the anticipated level of slate replacement has been considerably exceeded as a significant proportion of the existing slates have been found, in fact, to be thin, brittle, delaminating and fixed by single nails only, none of which would be seen from a visual survey.

During the actual removal process, considerable number of slates have either broken or delaminated while being stripped off the roof or during the handling and only the best of these slates have been found to be suitable for re-use and second hand slates to match the existing have had to be brought onto site to replace the damaged or unsuitable slates.

The re-slatted roofs, when completed, will be in a sound condition and should only require a low level of routine maintenance in the years ahead.

.2 Replacement of cast iron rhones and brackets.

While the renewal of the cast iron rhones is broadly in line with the expected level of replacement, the faulty alignment of the rhones has necessitated the taking down of all the rhones and the renewal of all the supporting brackets. The rhones have then been re-erected to provide the correct fall and alignment.

.3 At the request of the Director of Housing all existing TV aerials mounted on the roof and chimney heads are being removed and new communal aerials are being erected. The rooflights, which formerly gave access to the roof, have been removed and blocked up to prevent unauthorised access to the roofs and consequent damage to the slate roof coverings. While the blocking up of the rooflights was allowed for in the contract documents, the TV aerial work is an addition to the contract.

.4 At the request of the Director of Housing the installation of a fire division wall in a property at Graham Street Development has been included in this contract. This work had previously been omitted from another contract. A small amount of roof repair work at Graham Street is also being carried out as part of this contract.

.5 As a consequence of the increased volume of work being carried out under this contract, the contractor W H Brown Construction Ltd have applied for an extension of time. While an extension of time has still to be granted it is prudent to make an allowance for any financial claim which would stem from an extension of time being granted.

.6 A summary of the figures brought out is shown below:

Slate repairs etc	£ 80,000
Rhone brackets and re-alignment	£ 8,000
TV aerial installation	£ 10,000
Work at Graham Street	£ 1,000
Allowance for contractor's claim	£ 10,000
Sundry minor additional works	£ <u>3,000</u>
Total	£ <u>112,000</u>

7.0 **CONSULTATIONS**

7.1 The Director of Housing and the Director of Finance have been consulted in the preparation of this report.

8.0 **BACKGROUND PAPERS**

8.1 No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

City Architectural Services Officer
13 April 2001