

REPORT TO: SOCIAL WORK COMMITTEE 21 AUGUST 2006

REPORT ON: JANET BROUGHAM RHE REPLACEMENT
Contract Nr 04-3003

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

REPORT NO: 495-2006

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 Muirfield (Contracts) Ltd., Dundee in the amount of £3,027,055.48 after savings and (2) allowances amounting to £411,404.00, giving a total cost of £3,438,459.48.

3.0 FINANCIAL IMPLICATIONS

3.1 The Head of Finance has stated that project costs of £3,332,860 can be met from the Social Work Capital Estimates 2006/07 and 2007/08. The balance of funding will be met from the Central Energy Efficiency Fund (£53,600) and Derelict Land Grant (£52,000).

4.0 REVENUE INPLICATIONS

4.1 None.

5.0 LOCAL AGENDA 21 IMPLICATIONS

5.1 By dealing with sustainability issues such as energy savings and the use of sustainable materials it is considered that the key theme of 'resources are used efficiently and waste is minimised' is being addressed. The theme 'access to facilities, services, goods and people is not achieved at the expense of the environment and accessible to all' is met as the new design allows full access to disabled people, will be more energy efficient than the existing RHE and uses solar panels to help heat water.

6.0 EQUAL OPPORTUNITIES IMPLICATIONS

6.1 The development of the new Janet Brougham Residential Home for older people will have a positive impact in relation to helping to meet the theme of making Dundee more barrier free. The design complies with part 3 of the Disability Discrimination Act .

7.0 TENDER REPORT

7.1 The works comprise Construction of a new single storey facility of traditional construction having a total floor area of 1,899m², fully serviced and fitted out, incorporating 24 en-suite bedrooms, some with servery areas and associated ancillary and social areas.

7.2 Following the successful completion of the replacement RHE at Menzieshill, Muirfield (Contracts) Ltd., Dundee were invited to enter into a partnering contract for the construction of the Janet Brougham Replacement RHE.

7.3 The Agreed Maximum Price was confirmed after a detailed savings exercise involving the contractor, the design team and all other parties in the partnership.

7.4 The quality and performance potential of the new building resulting from the exercise in 7.3 satisfies the Director of Social Work's service requirements for dementia friendly and barrier free design.

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

Several Works (AMP) - £3,027,055.48

Allowance for -

Contingencies	£12,000	
Gas pipe removal	£724	
Fire fighting equipment	£2,000	
Allowance for site investigation	£12,000	
Building Warrant	£7,180	
Planning Supervisor	£4,573	
Professional Services	£336,339	
Structural and Civil Engineering Services	<u>£36,588</u>	
		<u>£411,404.00</u>
		<u>£3,438,459.48</u>

7.6 The following partnering sub-contractors will be used by Muirfield (Contracts) Ltd., Dundee

Jaydee Heating and Electrical, Dundee	Mechanical and Plumbing Services
McGill Electrical Ltd, Dundee	Electrical Services

8.0 CONSULTATIONS

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

9.0 BACKGROUND PAPERS

9.1 None.

Alan G Baird
Director of Social Work

Rob Pedersen
City Architectural Services Officer

14 August 2006

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