

REPORT TO: Housing Committee – 18 September 2000

REPORT ON: Dudhope Court MSD
Heating Replacement, Electrical Upgrading and Security Initiative
– Partnership Contract
Contract Nr 99/1107

REPORT BY: City Architectural Services Officer

REPORT NO: 528-2000

1.0 PURPOSE OF REPORT

- 1.1 This report details the Partnership contract to install heating, upgrade the electrical installations and provide security installations at Dudhope Court MSD.

2.0 RECOMMENDATIONS

- 2.1 Approval is recommended of the acceptance of D H Morris & Co Ltd as the Partnership Contractor to instal heating systems, upgrade the electrical installations and provide security measures.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Director of Finance has stated that an allowance of £580,000 has been made in the Housing Department's Capital Estimates 2000/2001 for this project and the balance will be met from slippage within the Heating and Electrical Installations budget.

4.0 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Heating is being installed in properties which have previously benefited from the installation of double glazing therefore meeting energy efficiency objectives.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 None.

6.0 BACKGROUND

- 6.1 The concept of partnering is an initiative currently promoted as Best Practice by the Government as a means to improving the delivery of service and Customer Satisfaction in the Construction Industry.

- 6.2 The Council has now completed four contracts using the Partnering Process and is currently processing four other contracts on the same basis. The completed projects have been a measurable success and have resulted in savings of cost and time.

D H Morris & Co Ltd have successfully carried out one of the above partnering projects for the Council and are willing to enter into a partnership agreement to carry out these works.

7.0 REPORT

- 7.1 The works comprise the provision of electrical heating installations and electrical upgrading to 92 flats at Dudhope Court MSD together with the installation of CCTV and access control systems and external security lighting.

7.2 Under a partnership agreement D H Morris & Co Ltd have agreed to carry out their works up to a maximum price of £650,000 and if agreed to it brings out the following :-

| | | |
|-----------------|-----------------------|-----------------|
| Several works - | D H Morris & Co Ltd | £650,000 |
| Allowance for - | Redecoration vouchers | £24,690 |
| | Carpet vouchers | £1,476 |
| | Decanting of tenants | £15,000 |
| | Energy connections | £5,000 |
| | Professional Services | <u>£41,100</u> |
| | | <u>£737,266</u> |

8.0 CONSULTATIONS

The Chief Executive and the Directors of Support Services, Finance and Housing have been consulted on the contents of this report.

9.0 BACKGROUND PAPERS

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
6 September 2000

99-1107/Q2/ML/JRreports/528