

REPORT TO: Housing, Dundee Contract Services and Environment Services Committee

DATE: 7 December 2009

REPORT ON: Kirk Street 1st Development -Roughcast Renewal / External Insulation
Extension to Contract
Contract Nr. 08-555

REPORT BY: City Architectural Services Officer

REPORT NO: 602-2009

1.0 PURPOSE OF REPORT

1.1 To obtain approval for extending the existing contract.

2.0 RECOMMENDATIONS

2.1 That approval be given for extending the existing contract and incurring estimated additional expenditure of approximately £304,566 including allowances.

3.0 FINANCIAL IMPLICATIONS

3.1 The Director of Finance has stated that the additional expenditure can be funded from the overall allowance for Roughcast Renewal within the Housing Department's Capital Plan 2009/2010.

4.0 POLICY IMPLICATIONS

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

4.2 The energy performance of the properties will be greatly improved in line with the Council's Sustainability Policy. A typical existing flat in this development has an energy efficiency rating of 49 (out of 100) and the proposals will increase this score to 68.

5.0 ESTIMATED ADDITIONAL EXPENDITURE

5.1 Reference is made to Article XII of the meeting of the Housing, Dundee Contract Services & Environment Services Committee held on 24 August 2009 when report No 421-2009 was approved. The report approved the acceptance of the lowest competitive offer from Muirfield (Contracts) Ltd., Dundee.

5.2 A further similar block in the same development (1-95 Atholl Street) has been identified which requires the same treatment to the fabric and it is considered beneficial to add the work to this existing contract. This block contains 48 flats and is four storeys high. The works comprise hammer testing and repair/preparation of existing rendered wall finishings; installation of new insulated over-render system with dry dash finish, complete with formation of all associated detailing and associated sundry works. The insulation is 100mm phenolic foam with stainless steel lath and white Whetherby backing render and beige chip finish. None of the properties are in the demolition programme.

5.3 The original tender amount was £341,083 and the anticipated cost of these additional works is expected to be in the region of £285,018 excluding other allowances. This cost is based on the rates in the original tender.

5.4 The additional total cost will be approximately £304,566 following the addition of an allowance for professional services.

6.0 **CONSULTATIONS**

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

7.0 **BACKGROUND PAPERS**

- 7.1 Reference is made to the meeting of the Housing, Dundee Contract Services & Environment Services Committee of 24 August 2009 when report No 421-2009 was approved.

Rob Pedersen

City Architectural Services Officer

24 November, 2009

Q2/reports/08-555