

**NEW SOCIAL WORK AND HEALTH OFFICE, ORCHARDBANK – INSTALLATION OF
SPRINKLER SYSTEM**

Abstract

This report seeks the homologation of the committees to the decision to install a sprinkler system in the new Social Work and Health office being constructed at Orchardbank, Forfar

1. RECOMMENDATION

The respective committees are recommended to:

1. homologate the decision by the Director of Property Services in consultation with the Director of Social Work and Health, the Convener of the Social Work and Health committee and the Convener of the Resources and Central Services committee to issue a variation order to Muir Contracts Ltd to install a sprinkler system in the new Social Work and Health office currently under construction at Orchardbank.
2. note the additional budget cost to the contract of £85,000 and that this additional cost will be contained within the 2005/06 Financial Plan
3. note the additional revenue charges of £6,700 per annum to the General Fund
4. note that there will be an additional revenue charge to NHS Tayside of £2,800 per annum to meet their share of the cost.

2 BACKGROUND

Members will recall the adoption of a policy at the Resources and Central Services committee in September 2004 (Report 1009/04) to consider sprinklers (*automatic life safety fire suppression systems*) in our new build projects and this facility was subsequently included in the recently accepted tender for the new HQ office at Orchardbank (Report No. 548/05).

Given that a sprinkler system will be incorporated in the new HQ offices it was considered that to be consistent, a similar provision should be made in the contract for the new Social Work and Health office which has just recently been accepted provided that such a variation to the contract would be affordable.

Negotiations with Muir Construction Ltd have resulted in achieving a budget price for this facility of £85,000.

The Director of Property Services considers this cost to be reasonable but will be an extra to the agreed contract price. The Director of Social Work and Health has confirmed that the additional cost to the contract can be contained within the Social Work and Health section of the 2005/06 Financial Plan through the use of revenue surpluses.

The construction of the Social Work and Health office is due to commence shortly and in order not to cause any delay to the contract programme the Director of Property Services after consultation with the Director of Social Work and Health, the Convener of the Social Work and Health committee and the Convener of the Resources and Central Services committee, issued a variation order to the contractor to include a sprinkler system within the budget cost indicated.

3 FINANCIAL IMPLICATIONS

There will be an additional capital cost to the contract of £85,000 and an additional revenue charge of £6,700 per annum to the General Fund which is based on a useful life of 25 years. In accordance with the provisionally agreed arrangement for NHS Tayside to pay an economic rent for their use of the building, the rent payable by them will increase by £2,800 as a result of this addition to the capital cost of the building.

4 CONSULTATION

The Chief Executive, Director of Finance, Director of Law & Administration and the Director of Social Work and Health have been consulted in the preparation of this report.

5 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

6. CONCLUSION

The Social Work and Health Committee and the Resources and Central Services committee are recommended to homologate the decision to install a sprinkler system in the new Social Work and Health office at Orchardbank to be consistent with the recent decision to have a sprinkler system included in the new HQ offices on the same site.

REFERENCES

Committee	Date	Report	Subject
Resources and Central Services Executive Sub.	19/5/05	602/05	Offices For Social Work and Health Department, Orchardbank, Forfar – Tender Report
Resources and Central Services	9/9/04	1009/04	Installation Of Automatic Life Safety Fire Suppression Systems

M G Lunny
Director of Property Services

NOTE: 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 a material extent in preparing the above report.