

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE

17 October 2000

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 1171/00

### **DELEGATED BUILDING WORKS - QUARTERLY REPORT**

#### **Abstract**

This report gives details of tenders accepted and orders placed by the Director of Property Services under Scheme of Delegation to Officers Paragraphs 2(11) and 15(2) (ie orders up to £100,000) and Financial Regulations Appendix 2 in the period from 21 February 2000 to 25 September 2000.

Financial Regulations (Paragraph 16.19.b) require that the orders be reported to Committee on a quarterly basis.

#### **RECOMMENDATION**

The Personnel and Property Services Committee is recommended to note the contents of this report.

#### **APPENDICES**

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| Appendix 1 | Capital Minor Works and Revenue Improvements |
| Appendix 2 | Property Maintenance                         |
| Appendix 3 | Appointment of Consultants                   |

**NOTE**

- a) Tenders which have been issued to Contractors and accepted by the Director of Property are referred to as Type T.
- b) Orders which have been issued to Contractors using the Schedule of Rates method of procurement are referred to as Type O.
- c) All projects are funded from Capital Minor Works and Revenue Improvements categorised below and listed (Appendix 1) or from Planned Maintenance (Appendix 2):

- Capital Minor Works
- Client Revenue
- CFCR Client Projects
- CFCR Maintenance
- Devolved School Management
- Insurance
- Local Government Reform
- Common Good
- Renewals & Repairs

**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.

M G Lunny  
Director of Property Services

## Appendix 1

## Capital Minor Works and Revenue Improvements

## GENERAL SERVICES

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
25/02/00	Offices- Ravenswood, Forfar	Re-Surfacing and Additional Car Parking	Capital Minor Works	Land & Build Services, Dundee	O	£12,800.00
18/04/00	Museum, Montrose	Replacement Floor Coverings	Renewals & Repairs	Nordskan Ltd, Dundee	O	£4,000.00
19/04/00	Non-Domestic Properties, Monifieth	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£378.00
19/04/00	Non-Domestic Properties, Carnoustie	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£2,268.00
19/04/00	Non-Domestic Properties, Brechin	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£2,835.00
19/04/00	Non-Domestic Properties, Kirriemuir	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£1,533.00
19/04/00	Non-Domestic Properties, Arbroath	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£15,409.80
19/04/00	Non-Domestic Properties, Montrose	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£4,990.00
19/04/00	Non-Domestic Properties, Forfar	Cleaning of Glass in Windows	Client Revenue	ABS Window Cleaning Services, Dundee	T	£7,339.50
10/05/00	Various Properties, Angus	Power and Data Installation	Client Revenue	MacPherson Electrical Services, Arbroath	O	£12,000.00
12/05/00	Offices Castle Street, Forfar	Refurbishment of Offices	Capital Minor Works	MacPherson Electrical Services, Arbroath	O	£10,800.00
29/05/00	Offices- Ravenswood, Forfar	Prefabricated Office Accommodation - Site Works and Fitting Out	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£26,500.00
29/05/00	North Lodge Building, Monikie Country Park	Conversion of Attic	Renewals & Repairs	R S Hill, Forfar	T	£32,404.42
30/05/00	Offices- Ravenswood, Forfar	Temporary Office Accommodation	Capital Minor Works	R B Farquhar (Manufacturing ) Ltd, Huntly	T	£22,847.00

**GENERAL SERVICES**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
31/05/00	Dewar House, Arbroath	Alterations to Provide Disabled Access Facilities	Renewals & Repairs	G&B Contractors Ltd, Forfar	O	£16,000.00
12/06/00	Invertay House, Monifieth	Electrical Alterations	Renewals & Repairs	MacPherson Electrical Services, Arbroath	O	£15,000.00
19/06/00	Inglis Memorial Hall, Edzell	Minor Alterations	Client Revenue	G&B Contractors Ltd, Forfar	O	£6,000.00
05/07/00	Traveller's Site, Tayock, Montrose	Improvement to Surface Water Damage	Capital Minor Works	Block Aid Ltd, Carnoustie	T	£500.00
14/07/00	Units 1A & 1B Broomfield Industrial Estate, Montrose	External Repaint	Capital Minor Works	Raynor Roofing Ltd, Dundee	T	£27,560.00
28/08/00	Swimming Pool, Montrose	Internal Repaint - Various Areas	Client Revenue	Scotland & Dawson, Carnoustie	O	£2,000.00
06/09/00	Angus Millennium Forest	Phase 3	Capital minor Works	Delson Contracts Ltd, Brechin	T	£33,888.03
07/09/00	Saltire Leisure Centre, Arbroath	Internal Repaint	Client Revenue	Scotland & Dawson, Carnoustie	O	£4,500.00

## HOUSING

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
23/02/00	Borrowfield Area - 24 Langley Avenue, Montrose	Conversion to 4 Apartment	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£3,000.00
09/05/00	Forfar Area - 3 Gateside, Inverarity	Structural Remedial Works	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£4,300.00
24/04/00	Borrowfield Area - 47 Gannochy Crescent, Montrose	Conversion from 3 Apartment to 4 Apartment Property	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£3,000.00
27/06/00	Housing Offices Forfar	Electrical Alterations	Client Revenue	MacPherson Electrical Services, Arbroath	O	£3,000.00
13/07/00	1 & 10 Nursery Lane, Montrose	Conversion of two 3 apartment cottages to 4 apartment	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£16,800.00
20/08/00	Adam Cargill Court, Arbroath	Replacement Warden Call Systems	Capital Minor Works	Initial Electronic Security Systems Ltd, Blackburn.	T	£20,632.01
20/08/00	Murray Court, Montrose	Replacement Warden Call Systems	Capital Minor Works	Initial Electronic Security Systems Ltd, Blackburn	T	£17,751.64
20/08/00	Bammain Court, Montrose	Replacement Warden Call Systems	Capital Minor Works	Initial Electronic Security Systems Ltd, Blackburn	T	£17,677.38
20/08/00	Airlie Gardens, Brechin	Replacement Warden Call Systems	Capital Minor Works	Initial Electronic Security Systems Ltd, Blackburn	T	£19,205.39

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
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**EDUCATION**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
25/02/00	Southesk Primary School, Montrose	Refurbishment of Windows - Painterwork	Renewals & Repairs	Scotland & Dawson, Carnoustie	O	£6,500.00
25/02/00	Southesk Primary School, Montrose	Refurbishment of Windows - Woodwork	Renewals & Repairs	R S Joinery, Arbroath	O	£6,500.00
01/03/00	Brechin High School, Brechin	Alteration to form Office and First Aid Room	Client Revenue	G&B Contractors Ltd, Forfar	O	£18,800.00
29/03/00	Rosemount Primary School, Montrose	Loose Furniture	Capital Minor Works	Nutrend Contract Furniture	T	£17,949.00
31/03/00	Websters High School, Kirriemuir	Alterations to Home Economics Department	Capital Minor Works	R S Hill, Forfar	T	£48,492.67
18/04/00	Monifieth High School, Monifieth	Replacement Roof Coverings - English Block	Renewals & Repairs	Raynor Roofing Ltd, Dundee	O	£30,000.00
21/04/00	Nortmuir Primary School, Kirriemuir	Replacement Roof Coverings	Renewals & Repairs	Raynor Roofing Ltd, Dundee	O	£13,500.00
21/04/00	Arbroath Academy, Arbroath	Replacement Roof Coverings - Assembly Hall	Renewals & Repairs	Raynor Roofing Ltd, Dundee	O	£22,500.00
02/05/00	Rosemount Primary School, Montrose	Supply and Installation of Curtains and Blinds	Capital Minor Works	Cris Craft, Brechin	T	£5,487.74
30/05/00	Montrose Academy, Montrose	Disabled Toilet Installation	Client Revenue	G&B Contractors Ltd, Forfar	O	£2,600.00
30/05/00	Carnoustie High School, Carnoustie	Replacement Roof Coverings - Maths Block	Renewals & Repairs	Raynor Roofing Ltd, Dundee	O	£41,000.00
02/06/00	Websters High School, Kirriemuir	Courtyard Extension for Learning Support	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£35,000.00

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
08/06/00	Arbroath Academy, Arbroath	Electrical Upgrading of Science Laboratories	Renewals & Repairs	MacPherson Electrical Services, Arbroath	O	£11,000.00
15/06/00	Carnoustie High School, Carnoustie	Extension and Toilet Alterations	Client Revenue	G&B Contractors Ltd, Forfar	O	£54,000.00
22/06/00	Grange Primary School, Monifieth	Disabled Toilet Alteration	Client Revenue	G&B Contractors Ltd, Forfar	O	£5,000.00

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
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**EDUCATION**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
28/06/00	Carlogie Primary School, Carnoustie	Hearing Impaired Resource Base	Client Revenue	G&B Contractors Ltd, Forfar	O	£8,600.00
28/06/00	Carnoustie High School, Carnoustie	Replacement Boundary Fence	Client Revenue	G W Wilson Fabrications Ltd, Dundee	O	£31,000.00
03/07/00	Seaview Primary School, Monifieth	Computer Area and Storage	Client Revenue	G&B Contractors Ltd, Forfar	O	£9,000.00
24/08/00	Brechin High School, Brechin	Additional Sockets	Client Revenue	MacPherson Electrical Services, Arbroath	O	£1,800.00
24/08/00	Monifieth High School, Monifieth	Replacement Floor Coverings	Client Revenue	Nordskan Ltd, Dundee	O	£1,900.00

**SOCIAL WORK**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Funding</i>	<i>Contractor</i>	<i>Type</i>	<i>Amount</i>
30/03/00	Lunanpark (Former RHE), Arbroath	Conversion to Day car Facilities and Offices Phase 2	Renewals & Repairs	G&B Contractors Ltd, Forfar	O	£71,000.00
23/06/00	Fairlie House RHE, Kirriemuir	Fire Separating Wall	Capital Minor Works	G&B Contractors Ltd, Forfar	O	£4,000.00

## Appendix 2

## Property Maintenance

## GENERAL SERVICES

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
26/02/00	Dewar House, Arbroath	Internal Repaint	Scotland & Dawson, Carnoustie	O	£3,000.00
20/04/00	St James House, Forfar	External Repaint	Scotland & Dawson, Carnoustie	O	£4,000.00
28/04/00	Dewar House, Arbroath	Renewal of Floor Coverings	Nordkan Ltd, Dundee	O	£4,300.00
02/06/00	Monifieth Library, Monifieth	External Repaint	Scotland & Dawson, Carnoustie	O	£4,000.00
29/06/00	Various Angus Council Properties - Contract 3	Inspection & Testing of Electrical Installations 2000	J & D Ness Ltd, Brechin	T	£11,392.50
29/06/00	Various Angus Council Properties - Contract 4	Inspection & Testing of Electrical Installations 2000	J & D Ness Ltd, Brechin	T	£16,957.50
29/06/00	Various Angus Council Properties - Contract 2	Inspection & Testing of Electrical Installations 2000	E W Edwardson (Electrical Contractors) Ltd, Glenrothes	T	£19,404.00
29/06/00	Various Angus Council Properties - Contract 1	Inspection & Testing of Electrical Installations 2000	E W Edwardson (Electrical Contractors) Ltd, Glenrothes	T	£17,860.50
18/07/00	Offices Ravenswood, New Road, Forfar	External Repaint	Scotland & Dawson, Carnoustie	O	£5,000.00
25/08/00	City Hall, Brechin	General Roof Maintenance	R S Hill, Forfar	T	£11,129.82

**EDUCATION**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
22/02/00	Arbroath Academy, Arbroath	Replacement Fencing	G W Wilson Fabrications Ltd, Dundee	O	£26,500.00
27/03/00	Langlands Primary School, Forfar	Re-Roofing Infant Block Monopitch Roof	Raynor Roofing Ltd, Dundee	O	£12,000.00
18/04/00	Damacre Community Centre Brechin	External Repaint	Scotland & Dawson, Carnoustie	O	£3,500.00
20/04/00	Arbroath High School, Arbroath	External Repaint	Scotland & Dawson, Carnoustie	O	£1,300.00
24/04/00	Kilry Primary School, Glenisla	External Repaint	Scotland & Dawson, Carnoustie	O	£3,000.00
24/04/00	Tealing Primary School, Tealing	External Repaint	Scotland & Dawson, Carnoustie	O	£4,500.00
28/04/00	Langlands Primary School, Forfar	External Repainter - Main Building	Scotland & Dawson, Carnoustie	O	£5,000.00
02/05/00	Carlogie Primary School, Carnoustie	Replacement Floor Coverings	Nordskan Ltd, Dundee	O	£4,500.00
02/05/00	Carlogie Primary School, Carnoustie	External Repaint	Scotland & Dawson, Carnoustie	O	£4,000.00
02/06/00	Tannadice Primary School, Tannadice	Re-Surfacing of Access Road	S & S Grewar, Kirriemuir	O	£5,000.00
24/04/00	Newtyle Primary School, Newtyle	External Repaint	Scotland & Dawson, Carnoustie	O	£5,500.00
26/06/00	Forfar Academy, Forfar	Replacement Fan Heaters	Skene Blair & Son (Forfar) Ltd, Forfar	O	£10,000.00
27/06/00	Muirfield Primary School, Arbroath	Replacement Lighting	MacPherson Electrical Services, Arbroath	O	£25,000.00

**SOCIAL WORK**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
28/04/00	Child & Family Centre, Arbroath	Renewal of Floor Coverings	Nordskan Ltd, Dundee	O	£2,000.00

## Appendix 3

## Appointment of Consultants

## GENERAL SERVICES

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
26/04/00	Public Toilets, Montrose : Access Office, Town House, Montrose : 208-210 high Street, Montrose	Planning Supervisor Services	W A Fairhurst & Partners, Dundee	T	£560.00
27/04/00	Arbroath Abbey Visitor Centre, Arbroath	Exhibition & Interpretative Design Services	Furneaux Stewart Design & Communication Ltd, London	T	£33451.00
31/05/00	Town House, Montrose	Structural Engineering Services	W A Fairhurst & Partners, Dundee	T	£5,060.00
25/08/00	Recycling Centre, Brechin	Planning Supervisor Services	W A Fairhurst & Partners, Dundee	T	£625.00

## EDUCATION

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
31/03/00	Carnoustie High School, Carnoustie	Mechanical and Electrical Engineering Services for Learning Support Extension	Dinardo Partnership, Paisley	T	£850.00
31/03/00	Carnoustie High School, Carnoustie	Structural Engineering Services for Learning Support Extension	Ove Arup & Partners (Scotland), Dundee	T	£600.00
09/06/00	Aberlemno Primary School, Aberlemno	Planning Supervisor Services for Alterations	W A Fairhurst & Partners, Dundee	T	£495.00
08/08/00	Websters High School, Kirriemuir	Planning Supervisor for Extension	D I Burchill & Partners, Dundee	T	£1,920.00

**SOCIAL WORK**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
24/04/00	Fairlie House RHE, Kirriemuir	Planning Supervisor Services for Alterations	Neil Wilson Partnership, Forfar	T	£580.00
27/04/00	Fairlie House RHE, Kirriemuir	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk of Works Services for Alterations	CSW Partnership, Perth	T	£5,500.00

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
27/04/00	Carnoustie (80) Houses	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk Of Works Services and Building Clerk OF Works Services for Heating Installations	CSW Partnership, Perth	T	£12,132.80
22/05/00	Arbroath (81) Houses	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk Of Works Services and Building Clerk OF Works Services for Heating Installations	CSW Partnership, Perth	T	£12,331.46
22/05/00	Forfar (54) Houses	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk Of Works Services and Building Clerk OF Works Services for Heating Installations	CSW Partnership, Perth	T	£8,189.00

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
31/05/00	Arbroath - Contract 7	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk Of Works Services and Building Clerk OF Works Services for Heating Installations	Cadogan Consultants, Dundee	T	£5,300.00
31/05/00	Brechin - Contract 8	Mechanical & Electrical Services Engineer, Mechanical & Electrical Clerk Of Works Services and Building Clerk OF Works Services for Heating Installations	Cadogan Consultants, Dundee	T	£5,975.00
08/06/00	Caledonian Road, Brechin	Planning Supervisor For Partial Modernisation	D I Burchell & Partners, Dundee	T	£975.00
12/07/00	Bruce road and Noran Road, Arbroath	Building Clerk of Works Services for Kitchen Replacements	Hardies Chartered Surveyors, Perth	T	£2,000.00
12/07/00	Townhead Road, Arbroath	Building Clerk of Works Services for Kitchen Replacements	Hardies Chartered Surveyors, Perth	T	£2,000.00
21/07/00	Ness Drive, Arbroath	Building Clerk of Works Services for Kitchen Replacements	Hardies Chartered Surveyors, Perth	T	£600.00
21/07/00	Lethnot Road, Arbroath	Building Clerk of Works Services for Kitchen Replacements	Hardies Chartered Surveyors, Perth	T	£600.00
25/07/00	Kirriemuir - Contract 6	Mechanical & Electrical Clerk of Works Services for Heating Replacements	Hays Montrose, Aberdeen	T	£1,600.00
25/07/00	Garrison Road & Christie Lane, Montrose - Contract 5	Mechanical & Electrical Clerk of Works Services for Heating Replacements	Hays Montrose, Aberdeen	T	£2,000.00
25/07/00	Union Street, Brechin - Contract 2	Mechanical & Electrical Clerk of Works Services for Heating Replacements	Hays Montrose, Aberdeen	T	£1,600.00
22/08/00	Forfar - Contract 1 (205 Houses)	Clerk of Works Services for Window Replacements	Hardies, St Andrews	T	£9,000.00

**HOUSING**

<i>Date</i>	<i>Property</i>	<i>Work</i>	<i>Contractor</i>	<i>TYPE</i>	<i>Amount</i>
22/08/00	Brechin, Kirriemuir and Montrose - Contract 3 (245 Houses)	Clerk of Works Services for Window Replacements	Hardies, St Andrews	T	£9,000.00
22/08/00	Carnoustie & Monifieth - Contract 4 (70 Houses)	Clerk of Works Services for Window Replacements	Hardies, St Andrews	T	£7,000.00