

Ramsey Town Commissioners

Property Refurbishment Project:

Refurbishment of 47, 49, 51, 53, 55, 57 & 59 Upper Queens Pier Road, Ramsey

At a meeting held on Wednesday 20th March 2019, the Ramsey Town Commissioners Resolved to Petition the Department of Infrastructure for authority to borrow money in connection with the above project.

The Ramsey Town Commissioners now seek the Department's authority, under section 51 of the Local Government Act 1985, to borrow the necessary funds to take this scheme to Stage H1 (Handover, Final Account and Post Project Evaluation) and set out below details of lending terms proposed by the HSBC.

The borrowing will be secured against deficiency grants provided by the previous Department of Local Government and the Environment under Resolution of Tynwald made in October 1999. Monies will be borrowed through the HSBC under the Local Authority Borrowing Agreement. Tranche payments will be requested monthly over the contract period of 24 weeks and the estimated quarterly repayments to borrow the total required amount of £403,766.24 over 30 years based on 3 month LIBOR 0.83% + Margin 0.95%, total 1.78%, is £4,813.24.

This project relates to 7 dwellings on Upper Queens Pier Road which form part of an estate of 34 public sector dwellings. They are in two terraced blocks comprising odd No's 47 to 59.

A building survey carried out in 2012 identified defects with the external fabric of the buildings and that the dwellings require a refurbishment of the external fabric to include the render, chimneys, roof, windows, fascias, soffits and rainwater goods to restore the dwellings to a weather tight condition and also significantly improve their appearance. The works will also include the installation of new bathrooms. The design proposals should provide a technically sound solution and it is anticipated that these 7 dwellings will be the first phase of a longer term refurbishment programme for the estate and will lead to the refurbishment of the remaining 27 properties.

A full Project Brief has been progressed with the Departments of Infrastructures Building Surveyor and an I3 (Tender Action) report has been prepared by the project design team.

Expressions of interest were sought through the Manx Accredited Construction Contractors Scheme (MACCS) on 16th January 2019. Ten organisations expressed an interest in the project and following a competency and resources exercise, the list was reduced to four contractors. The tender documents were issued on the 8th February 2019 and were returned to the Town Hall, Ramsey and opened by the Lead Member for Housing & Property on the 1st March 2019.

The lowest tender submitted was from J Clawson Limited and is 2.8% above the Pre-Tender Estimate of £350,000. Their tender was examined by the project Quantity Surveyor and was found to be free of arithmetical errors.

The Quantity Surveyor are satisfied that the Tender submitted by J Clawson Limited is fair and reasonable, fulfills all the obligations required of the works proposed and represents Value for Money for Ramsey Town Commissioners.

The Capital Cost Summary for the proposed contract is as follows:

	Tender £
Generally	
Chimneys	
Roofs	
Fascias and Soffits	
Rainwater Goods	
Above Ground Foul Drainage	
Windows and Doors	
Air Bricks	
Damp Proof Remedial Works	
External Cladding	
Internal Plaster	
Painting	
Canopies	
External Works	
Bathrooms	
	£ 301,838.74
Preliminaries	39,427.50
Contract Contingency	9,500.00
Provisional Sums	9,500.00
Total Tender Cost	£ 360,266.24
Professional Fees	£39,782.00
Other Costs	
Building Regulation Fees	1,090.00
Site Investigation – Asbestos Surveys	1,800.00
Others	828.00
Total Capital Cost	£ 403,766.24

Contract timetable:

Date of possession of site	June 2019
Date for completion	November 2019
Total Contract period	24 weeks

The Design Team:

Contract Administrator/ Designer	Modus Architects Ltd
Planning Supervisor/Asbestos Surveyor	SafetyNet Ltd
Quantity Surveyor	Magee & Co.
Structural Engineer	JBA (IOM) Ltd

Mark Close

Housing & Property Manager