

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the special meeting of the Central Services Committee held, in committee, in the Function Suite, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB, on Tuesday 23 September 2008 at 6.00 p.m.

PRESENT:

Aldermen: J White (in at 7.05 pm)

Councillors: J Beattie
M Chambers (in the chair)
C Hall
R Hughes MBE
T Jeffers
J Spratt
L Walker

IN ATTENDANCE:- Director of Administration & Community Services,
Capital Projects Officer, Assistant Members' Services
Officer
Ms Carmel Leadon of Anderson Williamson (in at 6.55
pm)

CS/2008/250 : MONEYREAGH COMMUNITY FACILITY

The Director of Administration & Community Services reminded Members that, when she had reported on this matter at the last meeting, the Committee had decided to defer a decision until the Capital Projects Officer and a representative from Anderson Williamson could be in attendance.

The Director advised that, in the interim, there had been no further communications from sub-contractors. She also reported that the alarm was being installed in the Centre and that interior security could then be removed.

The Director advised that she had contacted the Bond company who were aware that a claim would be made. She also reported that she had been contacted by the Moneyrea PS Principal who was concerned that a school concert was being organised and scheduled to be held before Christmas in the community facility.

The Capital Projects Officer tabled a paper detailing the current financial position in relation to the community facility, the proposed timetable for completion, the list

of recommended contractors and a schedule of estimated costs for completion of the centre.

Members expressed concerns about various aspects of the work and about the financial situation. In response to their queries, the Capital Project Officer confirmed that an amount of £637,290 had been handed over to the contractor for completed works, that a sum of £19,710 had been retained and that a further amount of £29,502 had not been certified as completed. He advised that the bond would cover the Council for the costs of completing the building and this cover would include additional professional fees.

The Director of Administration & Community Services advised that clarification would be sought from the Bond company as to whether they would cover all the costs of the additional work at an estimated cost of £50,000 or whether they would seek to have that amount reduced by all or part of the sum of £29,502 that the Council had held back for uncertified works.

Councillor J Beattie emphasised the tight time schedule that needed to be followed if the building was to be completed before Christmas. He suggested that the Council should proceed with the tendering process as recommended.

Members sought clarification as to the level of professional fees already paid and expressed concern that no estimate had been provided with regard to professional fees for additional works required for completion of the building.

Ms Carmel Leadon, of Anderson Williamson Ltd joined the meeting at 6.55 pm

At the request of the Chair, Ms Leadon provided further information on various aspects and costings of the work required to complete the building.

Discussion ensued with regard to the amount detailed for completing the lift on the basis that the main contractor had already been paid for this work but had not passed on the money to the lift sub-contractor. The Director of Administration & Community Services advised that this would be an issue for negotiation by the new successful main contractor in the tender process.

In response to queries regarding the level of additional professional fees, Ms Leadon advised that she could obtain this information and forward it to the Council the next day.

Alderman White entered the meeting at 7.05 pm

Ms Leadon, the Capital Projects Officer and the Assistant Member Services left the meeting at 7.10 pm

STAFF IN COMMITTEE

There being no further business, the meeting ended at 7.25 pm

CHAIRMAN

CHIEF EXECUTIVE

Adopted by the Council this _____ day of
_____ 2008 with the exception of
Minute Nos. _____

MAYOR

CHIEF EXECUTIVE