

**REPORT TO: Housing Committee - 10 March 2014**

**REPORT ON: Tenders Received**

**REPORT BY: City Architect**

**REPORT NO: 100-2014**

**PURPOSE OF REPORT**

This report details tenders received and requests a decision on acceptance thereof.

**RECOMMENDATIONS**

Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project:

Project Reference	Project	Contractor	Tender Amount	Total Amount	Finance Available
13-1158	Craigie Drive 4th and Craigie 7th Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£792,424.00	£925,366.04	£925,366.04
13-1159	Douglas and Angus 15th Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£215,311.00	£249,928.44	£308,000.00
13-1160	Brackens Cottages and Flats - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£619,849.00	£712,227.17	£767,000.00
13-1161	Menziesshill 13th Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£371,504.00	£451,801.84	£451,801.84
13-1162	Midmill Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£288,913.00	£334,042.61	£340,000.00
13-1163	Strips of Craigie Cottages & Flats and Mid Craigie 4th Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£260,361.00	£302,723.69	£330,000.00
13-1164	Whitfield 1st Development - Heating, Kitchens & Bathrooms	Environment Department (Construction Services)	£505,617.00	£572,838.45	£647,000.00
13-1165	Camperdown 2nd, 3rd, 4th Cottages and 8th Development - Boiler Only Renewal Installation	Environment Department (Construction Services)	£221,922.00	£244,485.37	£269,000.00
13-1166	Douglas and Angus 6th Development - Boiler Only Renewal Installation	Environment Department (Construction Services)	£298,264.00	£331,808.44	£331,808.44
13-1167	Douglas and Angus 2nd and 3rd Cottages - Heating and Boiler Only Renewal Installation	Environment Department (Construction Services)	£322,600.00	£383,137.00	£383,137.00
13-1171	Strathmore Street/Balmossie Development and Strathmore Street 2nd Development - Heating, Kitchens & Bathrooms	McGill Electrical Ltd., Dundee	£1,080,608.00	£1,232,663.68	£1,232,663.68
13-1172	Forthill Extension/Nursery Road Cottages; Long Lane & Manor Place; Dryburgh Farmhouse; Corso Street and Forebank Terrace Developments - Heating, Kitchens & Bathrooms	McGill Electrical Ltd., Dundee	£217,936.00	£245,888.56	£245,888.56
13-1177	Hilltown West, Phases 1, 2, 3 & 4 - Boiler Only Renewal Installation	McGill Electrical Ltd., Dundee	£370,696.00	£412,247.16	£480,000.00
13-1178	Hilltown 1st and 2nd, Byron Street Tenements, Dudhope Flatted, Magdalene Kirkton Sheltered, Peddie Street, St Marys 10th and West Kirkton 5th Developments - Heating, Kitchens & Bathrooms	McGill Electrical Ltd., Dundee	£790,500.00	£882,074.50	£882,074.50
13-1276	Individual Houses 2014/15 - Heating Kitchens & Bathrooms	McGill Electrical Ltd., Dundee	£344,000.00	£393,240.00	£500,000.00
13-1260	Various Domestic Properties - Remedial Work To Gas Supplies	Environment Department (Construction Services)	£275,000.00	£298,375.00	£300,000.00
				<b>£7,972,847.93</b>	

## **FINANCIAL IMPLICATIONS**

The Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheets.

## **POLICY IMPLICATIONS**

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

## **CONSULTATIONS**

The Client Department has been consulted with regard to policy implications and the Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services have also been consulted in the preparation of this report. Any issues are detailed on the attached sheets.

## **BACKGROUND PAPERS**

Unless stated otherwise on the attached sheets, there are no background papers.

## **FURTHER INFORMATION**

(1) Detailed information relating to the above Tenders is included on the attached sheets.

(2) The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council :-

- a) Report Nr 148-2003 : Partnering Guidelines for Construction Projects
- b) Report Nr 356-2009 : Construction Procurement Policy
- c) Report Nr 10-2012 : Installation of Heating, Kitchens and Bathrooms - Framework Agreement
- d) Report Nr 252-2012 : Installation of Controlled Entries Framework
- e) Standing Orders : Tender Procedures of the Council

**Rob Pedersen**  
**City Architect**  
**26 February 2014**

**100-2014**

CLIENT	Housing	Housing	Housing	Housing
<b>PROJECT REFERENCE PROJECT</b>	13-1158 Craigie Drive 4th and Craigie 7th Development	13-1159 Douglas and Angus 15th Development	13-1160 Brackens Cottages and Flats	13-1161 Menzieshill 13th Development
<b>DESCRIPTION OF WORKS</b>	Heating, Kitchens & Bathrooms  The works comprise removal of existing electric heating systems and installation of gas heating systems to 60 houses, the renewal of the gas boiler and associated work to 47 houses and installation of kitchens and bathrooms to 107 houses in Bellsizer Road, Craigie Drive and Margaret Crescent. This equates to approximately £8,648 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise removal of existing electric heating systems to 12 houses, installation of gas heating systems to 18 houses, the renewal of the gas boiler and associated work to 12 houses and installation of kitchens and bathrooms to 30 houses in Balbeggie Street. This equates to approximately £8,331 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise removal of existing electric heating systems and installation of gas heating systems to 41 houses, the renewal of the gas boiler and associated work to 45 houses and the installation of kitchens and bathrooms to 86 houses in Auchinblae Place, Berholm Place, Caterline Crescent, Drumithe Place, Garvock Place, Kineff Crescent and Sidlaw Avenue. This equates to approximately £8,282 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating systems and installation of gas heating systems to 42 houses, the renewal of the gas boiler and associated work to 7 houses and kitchens and bathrooms to 49 houses in Docharit Place. This equates to approximately £9,220 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
<b>TOTAL COST</b>	Several Works £792,424.00 Allowances £132,942.04 <b>TOTAL £925,366.04</b>	Several Works £215,311.00 Allowances £34,617.44 <b>TOTAL £249,928.44</b>	Several Works £619,849.00 Allowances £92,378.17 <b>TOTAL £712,227.17</b>	Several Works £371,504.00 Allowances £80,297.84 <b>TOTAL £451,801.84</b>
<b>FUNDING SOURCE BUDGET PROVISION &amp; PHASING</b>	Capital 2014/2015 £925,000.00	Capital 2014/2015 £308,000.00	Capital 2014/2015 £767,000.00	Capital 2014/2015 £420,000.00
<b>ADDITIONAL FUNDING</b>	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £366.04	None	None	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £31,801.84
<b>REVENUE IMPLICATIONS</b>	None	None	None	None
<b>POLICY IMPLICATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>CONSULTATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>TENDERS</b>	Negotiated project 1 Environment Department (Construction Services) £792,424.00	Negotiated project 1 Environment Department (Construction Services) £215,311.00	Negotiated project 1 Environment Department (Construction Services) £619,849.00	Negotiated project 1 Environment Department (Construction Services) £371,504.00
<b>RECOMMENDATION</b>	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement
<b>ALLOWANCES</b>	Decoration & Carpet Allowances £31,430.00 Decanting of tenants £19,156.00 Gas Connection charges £15,000.00 Professional Services £67,356.04  <b>TOTAL £132,942.04</b>	Decoration & Carpet Allowances £4,836.00 Decanting of tenants £6,480.00 Gas Connection charges £5,000.00 Professional Services £18,301.44  <b>TOTAL £34,617.44</b>	Decoration & Carpet Allowances £14,156.00 Decanting of tenants £5,535.00 Gas Connection charges £20,000.00 Professional Services £52,687.17  <b>TOTAL £92,378.17</b>	Decoration & Carpet Allowances £11,040.00 Decanting of tenants £22,680.00 Gas Connection charges £15,000.00 Professional Services £31,577.84  <b>TOTAL £80,297.84</b>
<b>SUB-CONTRACTORS</b>	None	None	None	None
<b>BACKGROUND PAPERS</b>	None	None	None	None

CLIENT	Housing	Housing	Housing	Housing
<b>PROJECT REFERENCE PROJECT</b>	13-1162 Midmill Development	13-1163 Strips of Craigie Cottages & Flats and Mid Craigie 4th Development	13-1164 Whitfield 1st Development	13-1165 Camperdown 2nd, 3rd, 4th Cottages and 8th Development
<b>DESCRIPTION OF WORKS</b>	Heating, Kitchens & Bathrooms  The works comprise the installation of gas heating systems to 13 houses, the renewal of the gas boiler and associated work to 29 houses and installation of kitchens and bathrooms to 42 houses in Bridgend Street, Buick Place, Happyhlock Road, O'Neill Terrace, Parkhead Place and Pitkerro Road. This equates to approximately £7,953 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating systems and installation of gas heating systems to 12 houses, the renewal of the gas boiler and associated work to 26 houses and kitchens and bathrooms to 38 houses in Auchrannie Terrace, Balgavies Avenue, Balgavies Place, Greendykes Road, Strips of Craigie Place and Strips of Craigie Road. This equates to approximately £7,966 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating systems and installation of gas heating systems to 13 houses, the renewal of the gas boiler and associated work to 62 houses and kitchens and bathrooms to 75 houses in Murrayfield Drive, Murrayfield Terrace, Whitfield Avenue and Whitfield Gardens. This equates to approximately £7,638 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Boiler Only Renewal Installation  The works comprise the renewal of the gas boiler and associated work to 74 houses in Brownhill Place, Street, Road; Buttas Place, Road; Balgarthno Place, Terrace, Road; Brownhill Terrace, Road, Street; Gourdie Place, Street, Terrace; Gourdie Crescent and Liff Place. This equates to approximately £3,304 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
<b>TOTAL COST</b>	Several Works £288,913.00 Allowances £45,129.61 TOTAL £334,042.61	Several Works £260,361.00 Allowances £42,362.69 TOTAL £302,723.69	Several Works £505,617.00 Allowances £67,221.45 TOTAL £572,838.45	Several Works £221,922.00 Allowances £22,563.37 TOTAL £244,485.37
<b>FUNDING SOURCE BUDGET PROVISION &amp; PHASING</b>	Capital 2014/2015 £340,000.00	Capital 2014/2015 £330,000.00	Capital 2014/2015 £647,000.00	Capital 2014/2015 £269,000.00
<b>ADDITIONAL FUNDING</b>	None	None	None	None
<b>REVENUE IMPLICATIONS</b>	None	None	None	None
<b>POLICY IMPLICATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>CONSULTATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>TENDERS</b>	Negotiated project 1 Environment Department (Construction Services) £288,913.00	Negotiated project 1 Environment Department (Construction Services) £260,361.00	Negotiated project 1 Environment Department (Construction Services) £505,617.00	Negotiated project 1 Environment Department (Construction Services) £221,922.00
<b>RECOMMENDATION</b>	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement
<b>ALLOWANCES</b>	Decoration & Carpet Allowances £7,020.00 Decanting of tenants £7,552.00 Gas Connection charges £6,000.00 Professional Services £24,557.61  TOTAL £45,129.61	Decoration & Carpet Allowances £7,752.00 Decanting of tenants £6,480.00 Gas Connection charges £6,000.00 Professional Services £22,130.69  TOTAL £42,362.69	Decoration & Carpet Allowances £11,224.00 Decanting of tenants £7,020.00 Gas Connection charges £6,000.00 Professional Services £42,977.45  TOTAL £67,221.45	Decoration & Carpet Allowances £3,700.00 Professional Services £18,863.37  TOTAL £22,563.37
<b>SUB-CONTRACTORS</b>	None	None	None	None
<b>BACKGROUND PAPERS</b>	None	None	None	None

CLIENT	Housing	Housing	Housing	Housing
<b>PROJECT REFERENCE PROJECT</b>	13-1166 Douglas and Angus 6th Development	13-1167 Douglas and Angus 2nd and 3rd Cottages	13-1171 Strathmore Street/Balmoisie Development and Strathmore Street 2nd Development	13-1172 Forthill Extension/Nursery Road Cottages; Long Lane & Manor Place; Dryburgh Farmhouse; Corso Street and Forebank Terrace Developments
<b>DESCRIPTION OF WORKS</b>	Boiler Only Renewal Installation  The works comprise the removal of existing electric heating systems and installation of gas heating systems to 3 houses and the renewal of the gas boiler and associated work to 94 houses in Balmerino Road, Gardens, Terrace and Drive. This equates to approximately £3,421 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating and Boiler Only Renewal Installation  The works comprise the removal of existing electric heating systems to 25 houses, installation of gas heating systems to 25 houses and renewal of the gas boiler and associated work to 63 houses in Balbeggie Place, Street; Balerno Street, Ballantrae Gardens, Place and Terrace; Balindlean Terrace, Balmerino Road and Balunie Drive. This equates to approximately £4,354 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating and installation of gas heating systems to 57 houses, renewal of the boiler and associated work to 73 houses and kitchens and bathrooms to 130 houses in Abercromby Street, Aberdour Place, Abernethy Road, Hamilton Street and Strathmore Street. This equates to approximately £9,482 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating systems and the installation of gas heating systems to 7 houses, kitchens and bathrooms to 7 house and renewal of the gas boiler and associated work to 45 houses in Antoin Drive, Nursery Road, Long lane, Longshaw Road, Abbotsford Street and Forebank Terrace. This equates to approximately £4,729 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
<b>TOTAL COST</b>	Several Works £298,264.00 Allowances £33,544.44 <b>TOTAL £331,808.44</b>	Several Works £322,600.00 Allowances £60,537.00 <b>TOTAL £383,137.00</b>	Several Works £1,080,608.00 Allowances £152,055.68 <b>TOTAL £1,232,663.68</b>	Several Works £217,936.00 Allowances £27,952.56 <b>TOTAL £245,888.56</b>
<b>FUNDING SOURCE BUDGET PROVISION &amp; PHASING</b>	Capital 2014/2015 £245,000.00	Capital 2014/2015 £350,000.00	Capital 2014/2015 £1,100,000.00	Capital 2014/2015 £237,000.00
<b>ADDITIONAL FUNDING</b>	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £86,808.44	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £33,137.00	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £132,663.68	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £8,888.56
<b>REVENUE IMPLICATIONS</b>	None	None	None	None
<b>POLICY IMPLICATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>CONSULTATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>TENDERS</b>	Negotiated project 1 Environment Department (Construction Services) £298,264.00	Negotiated project 1 Environment Department (Construction Services) £322,600.00	Partnering project 1 McGill Electrical Ltd., Dundee £1,080,608.00	Partnering project 1 McGill Electrical Ltd., Dundee £217,936.00
<b>RECOMMENDATION</b>	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per shadow Framework Agreement	Acceptance of offer as per Framework Agreement	Acceptance of offer as per Framework Agreement
<b>ALLOWANCES</b>	Decoration & Carpet Allowances £5,072.00 Decanting of tenants £1,620.00 Gas Connection charges £1,500.00 Professional Services £25,352.44  <b>TOTAL £33,544.44</b>	Decoration & Carpet Allowances £9,616.00 Decanting of tenants £13,500.00 Gas Connection charges £10,000.00 Professional Services £27,421.00  <b>TOTAL £60,537.00</b>	Decoration & Carpet Allowances £29,424.00 Decanting of tenants £30,780.00 Professional Services £91,851.68  <b>TOTAL £152,055.68</b>	Decoration & Carpet Allowances £4,228.00 Decanting of tenants £3,200.00 Gas Connection charges £2,000.00 Professional Services £18,524.56  <b>TOTAL £27,952.56</b>
<b>SUB-CONTRACTORS</b>	None	None	None	None
<b>BACKGROUND PAPERS</b>	None	None	None	None

CLIENT	Housing	Housing	Housing	Housing
<b>PROJECT REFERENCE PROJECT</b>	13-1177 Hilltown West, Phases 1, 2, 3 & 4	13-1178 Hilltown 1st and 2nd, Byron Street Tenements, Dudhope Flatted, Magdalene Kirkton Sheltered, Peddie Street, St Marys 10th and West Kirkton 5th Developments	13-1276 Individual Houses 2014/15	13-1260 Various Domestic Properties
<b>DESCRIPTION OF WORKS</b>	Boiler Only Renewal Installation  The works comprise the removal of existing electric heating systems and the installation of gas heating systems to 3 houses and renewal of the gas boiler and associated work to 121 houses in Bruce Street, Carmichael street, Hill street, Kinghorne Court, Place, Road, Walk, Kiriloch street, Kinnaird Street, Rossbank Court and Stirling Street. This equates to approximately £3,325 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens & Bathrooms  The works comprise the removal of existing electric heating systems and the installation of gas heating systems to 11 houses, the renewal of the gas boiler and associated work to 170 houses and installation of kitchens and bathrooms to 62 houses in Hilltown Terrace, McDonalds Street, Byron Street, campbell street, Fullarton Street, Gardner Street, Kilberry Street, Lawside Road, Loons Road, Coniston Terrace, Gilburn Road, Kendal avenue, Unverston Terrace, Peddie street, St Clements Place and Haldane Crescent. This equates to approximately £4,873 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating Kitchens & Bathrooms  The works comprise removal of existing electric heating systems and installation of gas heating systems and kitchens and bathrooms to various addresses within the City. None of the properties are in the demolition programme.	Remedial Work To Gas Supplies  The works comprise remedial work to gas supply pipes to approximately 400 flats throughout various developments. None of the properties are in the demolition programme.
<b>TOTAL COST</b>	Several Works £370,696.00 Allowances £41,551.16 <b>TOTAL £412,247.16</b>	Several Works £790,500.00 Allowances £91,574.50 <b>TOTAL £882,074.50</b>	Several Works £344,000.00 Allowances £49,240.00 <b>TOTAL £393,240.00</b>	Several Works £275,000.00 Allowances £23,375.00 <b>TOTAL £298,375.00</b>
<b>FUNDING SOURCE BUDGET PROVISION &amp; PHASING</b>	Capital 2014/2015 £480,000.00	Capital 2014/2015 £757,000.00	Capital 2014/2015 £500,000.00	Capital 2014/15 £300,000.00
<b>ADDITIONAL FUNDING</b>	None	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2014/2015 £125,074.50	None	None
<b>REVENUE IMPLICATIONS</b>	None	None	None	None
<b>POLICY IMPLICATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>CONSULTATIONS</b>	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
<b>TENDERS</b>	Partnering project 1 McGill Electrical Ltd., Dundee £370,696.00	Partnering project 1 McGill Electrical Ltd., Dundee £790,500.00	Partnering project 1 McGill Electrical Ltd., Dundee £344,000.00	Negotiated project: 1 Environment Department (Construction Services) £275,000.00
<b>RECOMMENDATION</b>	Acceptance of offer as per Framework Agreement	Acceptance of offer as per Framework Agreement	Acceptance of offer as per Framework Agreement	Acceptance of offer
<b>ALLOWANCES</b>	Decoration & Carpet Allowances £6,422.00 Decanting of tenants £1,620.00 Gas Connection charges £2,000.00 Professional Services £31,509.16  <b>TOTAL £41,551.16</b>	Decoration & Carpet Allowances £7,722.00 Decanting of tenants £14,660.00 Gas Connection charges £2,000.00 Professional Services £67,192.50  <b>TOTAL £91,574.50</b>	Decoration and Carpet Allowances £10,000.00 Decanting of tenants £10,000.00 Professional Services £29,240.00  <b>TOTAL £49,240.00</b>	Professional Services £23,375.00  <b>TOTAL £23,375.00</b>
<b>SUB-CONTRACTORS</b>	None	None	None	None
<b>BACKGROUND PAPERS</b>	None	None	None	None