

REPORT TO: Housing Committee - 12 March 2012

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 115-2012

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
10-505	Hilltown West Development - Roof Renewal Phase 2	Environment Department (Construction Services)	£233,406.53	£248,443.53	£248,443.53
10-509	Strathmore Street 2nd Development - Roof Renewal - Phase 3	Environment Department (Construction Services)	£109,099.23	£118,953.23	£178,000.00
11-1165	Kirkton Sheltered Development - Warden Call Replacement	McGill Electrical Ltd., Dundee	£85,019.59	£94,738.59	£94,738.59
10-1094	Logie Sheltered Development - Warden Call Replacement	McGill Electrical Ltd., Dundee	£115,753.16	£129,245.16	£129,245.16
12-2302	Whorterbank and Lansdowne/Pitalpin Multi Storey Developments (MSD) - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£1,523,443.00	£1,787,288.00	£3,945,000.00
11-503	Ancrum Place Development - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£282,622.00	£313,359.00	£313,359.00
12-1001	Craigie 1st Cottages - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£117,140.00	£136,136.00	£137,000.00
12-1012	St Marys 2nd, 3rd, 5th, 6th and 8th Cottages and 9th Development - Heating Installation	Environment Department (Construction Services)	£149,871.00	£183,405.00	£183,405.00
12-1018	Longhaugh Cottages and Sheltered Development - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£210,070.00	£238,290.00	£238,290.00
12-1019	Mains of Fintry 1st - 4th Developments - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£131,559.00	£158,020.00	£167,000.00
12-1024	Byron Street Tenements - Heating Installation	McGill Electrical Ltd., Dundee	£54,000.00	£65,012.00	£65,012.00
12-1029	Peddie Street (95-99), (18-22) - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£54,000.00	£62,689.00	£62,689.00
12-1030	Milnbank Road Development - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£40,000.00	£46,152.00	£49,000.00
12-1033	Sandeman Street Development - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£328,042.00	£373,180.00	£373,180.00

FINANCIAL IMPLICATIONS

The Director of Finance 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, Depute Chief Executive (Support Services) and Director of Finance 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) Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architect
29 February 2012

115-2012

HOUSING COMMITTEE - 12 MARCH 2012

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	10-505 Hilltown West Development	10-509 Strathmore Street 2nd Development	11-1165 Kirkton Sheltered Development
DESCRIPTION OF WORKS	Roof Renewal - Phase 2 The works comprise the replacement of tiled roof coverings to pitched roofs, waterproof treatment to shallow pitched roofs, replacement of felt and sarking to common flat roof areas and removal of asbestos cement fascias, to 9 blocks at Kinloch Street and Sirling Street. None of the properties are in the demolition programme.	Roof Renewal - Phase 3 The works comprise the renewal of roof coverings to 28 flats in 15 blocks in Hamilton Street and Strathmore Street, Broughty Ferry. None of the properties are in the demolition programme.	Warden Call Replacement The removal of the existing and the installation of a new warden call systems to 48 houses in Kendal Avenue, Ulverston Terrace, Coniston Terrace and Gilburn Road. None of the properties are in the demolition programme.
TOTAL COST	Several Works £233,406.53 Allowances £15,037.00 TOTAL <u>£248,443.53</u>	Several Works £109,099.23 Allowances £9,854.00 TOTAL <u>£118,953.23</u>	Several Works £85,019.59 Allowances £9,719.00 TOTAL <u>£94,738.59</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2012/2013 £155,000.00	Capital 2012/2013 £178,000.00	Capital 2012/2013 £50,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Roofing Works in the Housing Capital Plan 2012/2013 £93,443.53	None	Balance met from the overall allowance for Warden Call Replacements, Various Locations, in Housings Capital Plan 2012/2013 £44,738.59
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings	The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Negotiated project : 1 Environment Department (Construction Services) £233,406.53	Negotiated project : 1 Environment Department (Construction Services) £109,099.23	Partnering project : 1 McGill Electrical Ltd., Dundee £85,019.59
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	CDM Co-ordinator £1,634.00 Professional Services £13,403.00 TOTAL <u>£15,037.00</u>	CDM Co-ordinator £1,045.00 Professional Services £8,809.00 TOTAL <u>£9,854.00</u>	CDM Co-ordinator £910.00 Professional Services £8,809.00 TOTAL <u>£9,719.00</u>
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING COMMITTEE - 12 MARCH 2012

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	10-1094	12-2302	11-503	12-1001
DESCRIPTION OF WORKS	Logie Sheltered Development Warden Call Replacement The removal of the existing and the installation of a new warden call systems to 99 houses in Lime Street, Elm Street, Sycamore Place, Ashbank Street and Scott Street. None of the properties are in the demolition programme.	Whorterbank and Lansdowne/Pitalpin Multi Storey Developments (MSD) Kitchens and Bathrooms The works comprise the installation of new kitchens and bathrooms to 348 flats, including 12 low rise flats, at the Whorterbank and Lansdowne/Pitalpin MSD's. This equates to approximately £5,135 per house, based on estimated percentage of Kitchen and Bathroom renewals, including allowances. None of the properties are in the demolition programme.	Ancrum Place Development Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 3 houses kitchens and bathrooms to 62 houses in Ancrum Place and Morven Terrace. This equates to approximately £4,996 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Craigie 1st Cottages Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 5 houses, boiler only to 11 houses and kitchens and bathrooms to 16 houses in Douglas Road, Huntly Place, Huntly Road and Kemnay Gardens. This equates to approximately £8,508 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
TOTAL COST	Several Works Allowances TOTAL	Several Works Allowances TOTAL	Several Works Allowances TOTAL	Several Works Allowances TOTAL
	£115,753.16 £13,492.00 <u>£129,245.16</u>	£1,523,443.00 £263,845.00 <u>£1,787,288.00</u>	£282,622.00 £30,737.00 <u>£313,359.00</u>	£117,140.00 £18,996.00 <u>£136,136.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2012/2013	Capital 2011/2012 and 2012/2013 (Note: this is the allowance for the entire project)	Capital 2012/2013	Capital 2012/2013
ADDITIONAL FUNDING	Balance met from the overall allowance for Warden Call Replacements, Various Locations, in Housings Capital Plan 2012/2013	None	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013	None
	£100,000.00 £29,245.16	£3,945,000.00	£169,000.00 £144,359.00	£137,000.00
REVENUE IMPLICATIONS	None	None	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Partnering project : 1 McGill Electrical Ltd., Dundee	Partnering project : 1 McGill Electrical Ltd., Dundee	Partnering project : 1 Environment Department (Construction Services)	Partnering project : 1 Environment Department (Construction Services)
	£115,753.16	£1,523,443.00	£282,622.00	£117,140.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	CDM Co-ordinator Professional Services TOTAL	Decoration and Carpet Allowances Decanting of tenants Upgrade Hydro- cut-outs Professional Services TOTAL	Decoration and Carpet Allowances Decanting of tenants Gas Connection charges CDM Co-ordinator Professional Services TOTAL	Decoration and Carpet Allowances Decanting of tenants Gas Connection charges CDM Co-ordinator Professional Services TOTAL
	£1,288.00 £12,204.00 <u>£13,492.00</u>	£91,299.00 £22,546.00 £140,000.00 £10,000.00 <u>£263,845.00</u>	£1,266.00 £4,000.00 £1,000.00 £1,830.00 £22,641.00 <u>£30,737.00</u>	£3,096.00 £2,000.00 £2,000.00 £1,086.00 £10,814.00 <u>£18,996.00</u>
SUB-CONTRACTORS	None	None	None	None
BACKGROUND PAPERS	None	Reference is made to Article I of the meeting of the Housing Committee held on 31 October 2011 when approval was given to the outline project to install district heating, external insulation and kitchens and bathrooms at Whorterbank and Lansdowne/Pitalpin MSDs. McGill Electrical Ltd were noted as a sub contractor by British Gas but their work will now be a separate contract.	None	None

HOUSING COMMITTEE - 12 MARCH 2012

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	12-1012 St Marys 2nd, 3rd, 5th, 6th and 8th Cottages and 9th Development	12-1018 Longhaugh Cottages and Sheltered Development	12-1019 Mains of Fintry 1st - 4th Developments	12-1024 Byron Street Tenements
DESCRIPTION OF WORKS	Heating Installation The works comprise removal of existing electric heating systems and installation of gas heating systems to 27 houses in Laird Street, St Albans Terrace, St Edmunds Place, St Fillans Road, St Giles Terrace, St Kilda Place, St Kilda Road, St Ninians Place and St Ninians Terrace. This equates to approximately £6,641 per house, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 8 houses and kitchens and bathrooms to 39 houses in Fintry Terrace and Longhaugh Terrace. This equates to approximately £6,087 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Kitchens and Bathrooms The works comprise removal of existing and installation of new kitchens and bathrooms to 33 houses in Finlarig Terrace, Fintry Drive, Fintry Gardens, Fintry Road and Fintryside. This equates to approximately £4,545 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating Installation The works comprise removal of existing electric heating systems and installation of gas heating systems to 9 houses in Byron street. This equates to approximately £7,234 per house, including allowances. None of the properties are in the demolition programme.
TOTAL COST	Several Works £149,871.00 Allowances £33,534.00 TOTAL £183,405.00	Several Works £210,070.00 Allowances £28,220.00 TOTAL £238,290.00	Several Works £131,559.00 Allowances £26,461.00 TOTAL £158,020.00	Several Works £54,000.00 Allowances £11,012.00 TOTAL £65,012.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2012/2013 £142,000.00	Capital 2012/2013 £162,000.00	Capital 2012/2013 £167,000.00	Capital 2012/2013 £49,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013 £41,405.00	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013 £76,290.00	None	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013 £16,012.00
REVENUE IMPLICATIONS	None	None	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Partnering project : 1 Environment Department (Construction Services) £149,871.00	Partnering project : 1 McGill Electrical Ltd., Dundee £210,070.00	Partnering project : 1 McGill Electrical Ltd., Dundee £131,559.00	Partnering project : 1 McGill Electrical Ltd., Dundee £54,000.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Decoration and Carpet Allowances £13,321.00 Decanting of tenants £2,000.00 Gas Connection charges £5,000.00 CDM Co-ordinator £1,158.00 Professional Services £12,055.00 TOTAL £33,534.00	Decoration and Carpet Allowances £2,864.00 Gas Connection charges £2,000.00 Decanting of tenants £3,000.00 CDM Co-ordinator £1,540.00 Professional Services £18,816.00 TOTAL £28,220.00	Decoration and Carpet Allowances £8,041.00 Gas Connection charges £2,000.00 Decanting of tenants £2,000.00 CDM Co-ordinator £1,158.00 Professional Services £13,262.00 TOTAL £26,461.00	Decoration and Carpet Allowances £1,635.00 Decanting of tenants £2,000.00 Gas Connection charges £2,000.00 Professional Services £5,377.00 TOTAL £11,012.00
SUB-CONTRACTORS	None	None	None	None
BACKGROUND PAPERS	None	None	None	None

HOUSING COMMITTEE - 12 MARCH 2012

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	12-1029 Peddie Street (95-99), (18-22)	12-1030 Milnbank Road Development	12-1033 Sandeman Street Development
DESCRIPTION OF WORKS	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 3 houses and kitchens and bathrooms to 9 houses in Peddie Street This equates to approximately £6,965 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Kitchens and Bathrooms The works comprise removal of existing and installation of new kitchens and bathrooms to 8 houses in Bank Mill Road . This equates to approximately £5,769 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 6 houses and kitchens and bathrooms to 78 houses in Arklay Street, Fleming Gardens South, Hindmarsh Avenue and Sandeman Street. This equates to approximately £4,785 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
TOTAL COST	Several Works £54,000.00 Allowances £8,689.00 TOTAL £62,689.00	Several Works £40,000.00 Allowances £6,152.00 TOTAL £46,152.00	Several Works £328,042.00 Allowances £45,138.00 TOTAL £373,180.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2012/2013 £49,000.00	Capital 2012/2013 £49,000.00	Capital 2012/2013 £353,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013 £13,689.00	None	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2012/2013 £20,180.00
REVENUE IMPLICATIONS	None	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Partnering project : 1 McGill Electrical Ltd., Dundee £54,000.00	Partnering project : 1 McGill Electrical Ltd., Dundee £40,000.00	Partnering project : 1 McGill Electrical Ltd., Dundee £328,042.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Decoration and Carpet Allowances £1,711.00 Decanting of tenants £1,000.00 Gas Connection charges £600.00 Professional Services £5,378.00 TOTAL £8,689.00	Decoration and Carpet Allowances £980.00 Decanting of tenants £1,000.00 Professional Services £4,172.00 TOTAL £6,152.00	Decoration and Carpet Allowances £11,458.00 Decanting of tenants £5,000.00 Gas Connection charges £2,000.00 CDM Co-ordinator £2,012.00 Professional Services £24,668.00 TOTAL £45,138.00
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None