

REPORT TO: Housing, Dundee Contract Services And Environment Services Committee - 22 March 2010

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 173-2010

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
09-521	Arkley Street 1st Development - Pitched Roof Replacement Phase 1	Andrew Shepherd Construction Ltd., Forfar	£103,034.34	£112,624.34	£180,000.00
09-523	Corso Street 2nd Development - Pitched Roof Replacement Phase 1	Andrew Shepherd Construction Ltd., Forfar	£68,134.78	£76,147.78	£90,000.00
09-526	Fleming Gardens Development - Pitched Roof Replacement Phase 5	Andrew Shepherd Construction Ltd., Forfar	£121,075.12	£131,456.12	£200,000.00
10-515	Hilltown West Development - Phases 1 - 5 - Kitchens, Bathrooms and Showers	McGill Electrical Ltd, Dundee	£640,000.00	£742,670.00	£916,000.00
10-514	Boots Lawton Development - Kitchens, Bathrooms and Showers	MASCO Onestep Installation Services, West Yorkshire	£442,000.00	£500,988.00	£545,000.00
10-513	Graham Street 1st Development - Kitchens, Bathrooms and Showers	Sidey Ltd., Perth	£330,000.00	£394,750.00	£394,750.00
09-508A	Camperdown 8th, 9th & 10th Developments - Kitchens, Bathrooms and Showers	Dundee Contract Services	£382,000.00	£458,300.00	£458,300.00
09-528	Linlathen 1st Development - Roof Renewal Phase 4A	Dundee Contract Services	£121,287.21	£131,677.21	£170,000.00
08-1041	Happyhillock Road - Warden Call System Replacement	McGill Security Ltd., Dundee	£75,155.20	£83,314.20	£83,314.20
09-038	Hill Street Complex - Alterations and Improvements	Dundee Contract Services	£37,475.00	£43,479.00	£43,479.00
09-039	Lime Street Complex - Alterations and Improvements	Dundee Contract Services	£16,250.00	£18,854.00	£18,854.00

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

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

Rob Pedersen
City Architectural Services Officer
12 March 2010
173-2010

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 22 MARCH 2010

CLIENT	Housing		Housing	
PROJECT REFERENCE	09-521		09-523	
PROJECT	Arkley Street 1st Development		Corso Street 2nd Development	
DESCRIPTION OF WORKS	Pitched Roof Replacement Phase 1 The works comprise the renewal of roof coverings to tenements at 14, 18, 20, 22 and 24 Sandeman Street. None of the properties are in the demolition programme.		Pitched Roof Replacement Phase 1 The works comprise the renewal of roof coverings to tenements at 15, 17 and 19 Corso Street. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£103,034.34	Several Works	£68,134.78
	Allowances	£9,590.00	Allowances	£8,013.00
	TOTAL	£112,624.34	TOTAL	£76,147.78
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2010/2011	£180,000.00	2010/2011	£90,000.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.		The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.	
POLICY IMPLICATIONS	There are no major issues.		There are no major issues.	
CONSULTATIONS	There are no major issues.		There are no major issues.	
TENDERS	Five invited; five received	<i>Received</i>	<i>Checked</i>	
	1 Andrew Shepherd Construction Ltd., Forfar	£103,034.34	£103,034.34	
	2 Raynor Roofing Ltd., Dundee	£105,683.74	£105,683.74	
	3 Dundee Contract Services	£112,162.94	£112,362.44	
	Highest Tender	£127,797.60		
	Six invited; six received	<i>Received</i>	<i>Checked</i>	
	1 Andrew Shepherd Construction Ltd., Forfar	£68,134.78	£68,134.78	
	2 Tay Roofing Service Ltd, Dundee	£71,572.60	£82,822.53	
	3 Raynor Roofing Ltd., Dundee	£76,883.51	£76,883.51	
	Highest Tender	£88,490.27		
RECOMMENDATION	Acceptance of lowest tender		Acceptance of lowest tender	
ALLOWANCES	CDM Co-ordinator	£1,015.00	CDM Co-ordinator	£797.00
	Professional Services	£8,575.00	Professional Services	£7,216.00
	TOTAL	£9,590.00	TOTAL	£8,013.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 22 MARCH 2010

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	09-526		10-515		10-514	
PROJECT	Fleming Gardens Development Pitched Roof Replacement Phase 5		Hilltown West Development - Phases 1 - 5 Kitchens, Bathrooms and Showers		Boots Lawton Development Kitchens, Bathrooms and Showers	
DESCRIPTION OF WORKS	The works comprise the renewal of roof coverings to tenements at 80, 82, 86, 106A, 106B, 108 and 110 Clepington Road. None of the properties are in the demolition programme.		The works comprise new kitchens and bathrooms to 161 houses in Alva Square, Bruce Street, Carmichael Street, Hill Street, Kennet Walk, Kinghorne Court, Kinghorne Place, Kinghorne Road, Kinloch Street, Kinnaird Street, Rosebank Court and Stirling Street (89 of which have showers). None of the properties are in the demolition programme.		The works comprise new kitchens and bathrooms to 114 houses in Brantwood Avenue, Byron Crescent, Byron Street, Harlow Place, Strathmore Avenue and Wetherby Place (56 of which have showers). None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£121,075.12	Several Works	£640,000.00	Several Works	£442,000.00
	Allowances	£10,381.00	Allowances	£102,670.00	Allowances	£58,988.00
	TOTAL	£131,456.12	TOTAL	£742,670.00	TOTAL	£500,988.00
FUNDING SOURCE	Capital		Capital		Capital	
BUDGET PROVISION & PHASING	2010/2011	£200,000.00	2010/2011	£916,000.00	2010/2011	£545,000.00
ADDITIONAL FUNDING	None		None		None	
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.		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	Five invited; five received	<i>Received</i>	<i>Checked</i>	Partnering project :		Partnering project :
	1 Andrew Shepherd Construction Ltd., Forfar	£121,075.12	£121,075.12	1 McGill Electrical Ltd, Dundee	£640,000.00	1 MASCO Onestep Installation Services, West Yorkshire
	2 Tay Roofing Service Ltd, Dundee	£124,789.90	£147,488.15			
	3 Ward Building Services Ltd, Dundee	£125,314.88	£125,314.88			
	Highest Tender	£147,488.15				
RECOMMENDATION	Acceptance of lowest tender		Acceptance of offer		Acceptance of offer	
ALLOWANCES	CDM Co-ordinator	£1,105.00	Decoration/Carpet Allowances	£68,500.00	Decoration/Carpet Allowances	£26,340.00
	Professional Services	£9,276.00	CDM Co-ordinator	£3,120.00	Decanting of tenants	£2,000.00
			Professional Services	£31,050.00	CDM Co-ordinator	£2,447.00
	TOTAL	£10,381.00	TOTAL	£102,670.00	TOTAL	£58,988.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 22 MARCH 2010

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	10-513	09-508A	09-528
PROJECT	Graham Street 1st Development	Camperdown 8th, 9th & 10th Developments	Linlathen 1st Development
DESCRIPTION OF WORKS	Kitchens, Bathrooms and Showers The works comprise new kitchens and bathrooms to 75 houses in Graham Street, Haywood Place, Woodlands Terrace and Woodside Avenue (55 of which have showers). None of the properties are in the demolition programme.	Kitchens, Bathrooms and Showers The works comprise new kitchens and bathrooms to 92 houses in Balgarthno Road, Balgarthno Terrace, Buttars Street, Craigard Road, Craigmount Place, Craigmount Road, Dunholm Road, Dunholm Terrace, Ravenscraig Place, Ravenscraig Road and Craigowan Road, (37 of which have showers). None of the properties are in the demolition programme.	Roof Renewal Phase 4A The work comprises renewal of existing tile roof coverings together with various associated works including chimney repairs, removal or rebuilding, gutter renewal etc.. The works will be carried out at 28-30, 34, 36-38 and 44 Blacklock Crescent: 6, 10 and 14 Birks Terrace: 15-21, 23-25 and 27-29 Glenconnor Drive: 1, 5 and 11 Riddell Terrace. None of the properties are in the demolition programme.
TOTAL COST	Several Works £330,000.00 Allowances £64,750.00 TOTAL £394,750.00	Several Works £382,000.00 Allowances £76,300.00 TOTAL £458,300.00	Several Works £121,287.21 Allowances £10,390.00 TOTAL £131,677.21
FUNDING SOURCE	Capital	Capital	Capital
BUDGET PROVISION & PHASING	2010/2011 £381,000.00	2010/2011 £458,300.00 This project will be funded from the overall allowances for Kitchens, Bathrooms and Showers in the Housing Department's Capital Estimates 2010/2011.	2010/2011 £170,000.00
ADDITIONAL FUNDING	Balance met from overall allowances for Kitchens, Bathrooms and Showers in the Housing Departments Capital Estimates 2010/2011. £13,750.00	None	None
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 Sidey Ltd., Perth £330,000.00	Partnering project : 1 Dundee Contract Services £382,000.00	Negotiated contract : 1 Dundee Contract Services £121,287.21
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Decoration Allowances £18,000.00 Flooring Allowances £20,000.00 CDM Co-ordinator £2,020.00 Professional Services £24,730.00 TOTAL £64,750.00	Decoration/Carpet Allowances £43,730.00 Decanting of tenants £4,000.00 CDM Co-ordinator £2,228.00 Professional Services £26,342.00 TOTAL £76,300.00	CDM Co-ordinator £1,106.00 Professional Services £9,284.00 TOTAL £10,390.00
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 22 MARCH 2010

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	08-1041	09-038	09-039
PROJECT	Happyhillock Road	Hill Street Complex	Lime Street Complex
DESCRIPTION OF WORKS	Warden Call System Replacement The removal of the existing and the installation of a new warden call system to 31 houses in Happyhillock Road and Happyhillock Walk. None of the properties are in the demolition programme.	Alterations and Improvements The works comprise upgrading laundry room, upgrading male and female WCs to suit disabled persons including associated services alterations, decoration and flooring. Also included are external landscaping improvements incorporating disabled ramps and slabbed areas.	Alterations and Improvements The works comprise improvements to the ancillary areas : new laundry room, new kitchen cabinets, new sink, new worktop to servery including associated services alterations, decoration and flooring.
TOTAL COST	Several Works £75,155.20 Allowances £8,159.00 TOTAL £83,314.20	Several Works £37,475.00 Allowances £6,004.00 TOTAL £43,479.00	Several Works £16,250.00 Allowances £2,604.00 TOTAL £18,854.00
FUNDING SOURCE	Planned Maintenance 2009/2010 £55,000.00	Planned Maintenance 2010/2011 £43,479.00	Planned Maintenance 2010/2011 £18,854.00
BUDGET PROVISION & PHASING			
ADDITIONAL FUNDING	Balance met from overall allowances for Warden Call Replacement in the Housing Departments Capital Estimates 2010/2011. £28,314.20	None	None
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 Security Ltd., Dundee £75,155.20	Negotiated contract : 1 Dundee Contract Services £37,475.00	Negotiated contract : 1 Dundee Contract Services £16,250.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Professional Services £8,159.00 TOTAL £8,159.00	Professional Services £6,004.00 TOTAL £6,004.00	Professional Services £2,604.00 TOTAL £2,604.00
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None