

REPORT TO: Housing Committee - 19 March 2007

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 182-2007

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
06-601	Magdalenes Kirkton 3rd Development - Pitched Roof Replacement and Solar Installation Phase 4	Dundee Contract Services	£364,306.82	£397,830.82	£450,000.00
06-604	Taybank 1st Development - Pitched roof Replacement Phase 4	Raynor Roofing Ltd., Dundee	£125,923.10	£136,718.10	£150,000.00
06-596	Byron Street Tenements - Pitched Roof Replacement	Dundee Contract Services	£75,888.25	£84,418.25	£85,000.00
06-1132	Mid Craigie 2nd Development - Heating Replacement, Kitchen and Bathroom Upgrade	McGill Electrical Ltd., Dundee	£559,300.00	£645,232.00	£645,232.00
06-1130	Polepark Development - Heating Replacement, Kitchen and Bathroom Upgrade	Dundee Contract Services	£203,000.00	£236,186.00	£341,000.00
06-1158	Kirk Street MSD - Warden Call System	McGill Electrical Ltd., Dundee	£52,100.00	£60,928.00	£300,000.00

FINANCIAL IMPLICATIONS

The Head of Finance has confirmed that funding for the above projects is available as detailed on the attached sheets.

CONSULTATIONS

The Client Department has been consulted with regard to Sustainability Policy and Equal Opportunities implications and the Chief Executive and the Depute Chief Executives (Support Services) and (Finance) have also been consulted in the preparation of this report.

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 2007

182-2007

HOUSING COMMITTEE - 19 MARCH 2007

CLIENT	Housing	Housing	Housing																				
PROJECT REFERENCE	06-601	06-604	06-596																				
PROJECT	Magdalenes Kirkton 3rd Development Pitched Roof Replacement and Solar Installation Phase 4	Taybank 1st Development Pitched roof Replacement Phase 4	Byron Street Tenements Pitched Roof Replacement																				
DESCRIPTION OF WORKS	Renewal of roof coverings and installation of solar heating and ventilation to 27 terraced houses in Balgowan Avenue. None of the properties are in the demolition programme.	Renewal of roof coverings to 24 flats in 6 blocks at 1-7, 17-23, 2-8, 10-16, 18-24 and 26-32 Waverley Terrace. None of the properties are in the demolition programme.	Renewal of roof coverings to 18 flats at 52-56 Byron Street. None of the properties are in the demolition programme.																				
TOTAL COST	<table border="0"> <tr> <td>Several Works</td> <td>£364,306.82</td> </tr> <tr> <td>Allowances</td> <td>£33,524.00</td> </tr> <tr> <td>TOTAL</td> <td>£397,830.82</td> </tr> </table>	Several Works	£364,306.82	Allowances	£33,524.00	TOTAL	£397,830.82	<table border="0"> <tr> <td>Several Works</td> <td>£125,923.10</td> </tr> <tr> <td>Allowances</td> <td>£10,795.00</td> </tr> <tr> <td>TOTAL</td> <td>£136,718.10</td> </tr> </table>	Several Works	£125,923.10	Allowances	£10,795.00	TOTAL	£136,718.10	<table border="0"> <tr> <td>Several Works</td> <td>£75,888.25</td> </tr> <tr> <td>Allowances</td> <td>£8,530.00</td> </tr> <tr> <td>TOTAL</td> <td>£84,418.25</td> </tr> </table>	Several Works	£75,888.25	Allowances	£8,530.00	TOTAL	£84,418.25		
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FUNDING SOURCE	Capital	Capital	Capital																				
BUDGET PROVISION & PHASING	2007/2008 £450,000.00	2007/2008 £150,000.00	2007/2008 £85,000.00																				
ADDITIONAL FUNDING	None	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.	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.																				
SUSTAINABILITY POLICY	The use of solar heating is in line with the Council's policies on renewable energy and sustainability.	None	None																				
EQUAL OPPORTUNITIES	None	None	None																				
TENDERS	Negotiated contract : 1 Dundee Contract Services £364,306.82	Negotiated contract : 1 Raynor Roofing Ltd., Dundee £125,923.10	Negotiated contract : 1 Dundee Contract Services £75,888.25																				
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer																				
ALLOWANCES	<table border="0"> <tr> <td>Contingencies</td> <td>£8,000.00</td> </tr> <tr> <td>Planning Supervisor</td> <td>£4,349.00</td> </tr> <tr> <td>Professional Services</td> <td>£21,175.00</td> </tr> <tr> <td>TOTAL</td> <td>£33,524.00</td> </tr> </table>	Contingencies	£8,000.00	Planning Supervisor	£4,349.00	Professional Services	£21,175.00	TOTAL	£33,524.00	<table border="0"> <tr> <td>Planning Supervisor</td> <td>£1,150.00</td> </tr> <tr> <td>Professional Services</td> <td>£9,645.00</td> </tr> <tr> <td>TOTAL</td> <td>£10,795.00</td> </tr> </table>	Planning Supervisor	£1,150.00	Professional Services	£9,645.00	TOTAL	£10,795.00	<table border="0"> <tr> <td>Planning Supervisor</td> <td>£771.00</td> </tr> <tr> <td>Professional Services</td> <td>£7,759.00</td> </tr> <tr> <td>TOTAL</td> <td>£8,530.00</td> </tr> </table>	Planning Supervisor	£771.00	Professional Services	£7,759.00	TOTAL	£8,530.00
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SUB-CONTRACTORS	None	None	None																				
BACKGROUND PAPERS	None	None	None																				

HOUSING COMMITTEE - 19 MARCH 2007

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	06-1132		06-1130		06-1158	
PROJECT	Mid Craigie 2nd Development		Polepark Development		Kirk Street MSD	
DESCRIPTION OF WORKS	Heating Replacement, Kitchen and Bathroom Upgrade Gas heating, kitchen and bathroom replacement to 51 houses and kitchen and bathroom replacement only to 30 houses: all the houses are in Longtown Place, Longtown Road, Longtown Terrace, Mauchline Avenue and Mauchline Place West. None of the properties are in the demolition programme.		Heating Replacement, Kitchen and Bathroom Upgrade Gas heating, kitchen and bathroom replacement to 32 houses in Benvie Road, Fyffe Street, Mitchell Street and Polepark Road. None of the properties are in the demolition programme.		Warden Call System Replacement of the existing warden call system. Although the property is at risk of demolition the work is necessary for the health and safety of the building occupants.	
TOTAL COST	Several Works	£559,300.00	Several Works	£203,000.00	Several Works	£52,100.00
	Allowances	£85,932.00	Allowances	£33,186.00	Allowances	£8,828.00
	TOTAL	£645,232.00	TOTAL	£236,186.00	TOTAL	£60,928.00
FUNDING SOURCE	Capital		Capital		Planned Maintenance	
BUDGET PROVISION & PHASING	2007/2008	£452,000.00	2007/2008	£341,000.00	2007/2008	£300,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating Replacement, Kitchen and Bathroom Upgrades in the 2007/2008 Housing Capital Estimates.	£193,232.00	None		None	
REVENUE IMPLICATIONS	Where gas heating is installed the maintenance costs will have to be added to the existing maintenance contract.		Where gas heating is installed the maintenance costs will have to be added to the existing maintenance contract.		None	
SUSTAINABILITY POLICY	None		None		None	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	Partnering contract: 1 McGill Electrical Ltd., Dundee	£559,300.00	Partnering contract: 1 Dundee Contract Services	£203,000.00	Partnering contract: 1 McGill Electrical Ltd., Dundee	£52,100.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of lowest tender	
ALLOWANCES	Decoration Vouchers	£20,000.00	Decoration Vouchers	£6,000.00	Contingencies	£2,500.00
	Carpet Vouchers	£4,500.00	Carpet Vouchers	£2,000.00	Planning Supervisor	£577.00
	Decanting of tenants	£9,000.00	Decanting of tenants	£2,500.00	Professional Services	£5,751.00
	Gas Connection charges	£9,648.00	Non-slip flooring	£2,500.00		
	Storage	£9,000.00	Planning Supervisor	£1,552.00		
	Planning Supervisor	£3,024.00	Professional Services	£18,634.00		
	Professional Services	£30,760.00				
	TOTAL	£85,932.00	TOTAL	£33,186.00	TOTAL	£8,828.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	