

**REPORT TO: Housing, Dundee Contract Services And Environment Services Committee - 10 January 2011**

**REPORT ON: Tenders Received**

**REPORT BY: City Architectural Services Officer**

**REPORT NO: 21-2011**

### **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:

| <b>Project Reference</b> | <b>Project</b>  | <b>Contractor</b>                         | <b>Tender Amount</b> | <b>Total Amount</b> | <b>Finance Available</b> |
|--------------------------|---|---|----------------------|---------------------|--------------------------|
| 09-1092                  | Various Properties - Service and Maintenance of Warden Call Systems 2011-2014 | McGill Electrical Ltd., Dundee            | £251,496.45          | £276,646.45         | £276,646.45              |
| 10-534                   | 60-62 Craigowan Road - Alterations  | Andrew Shepherd Construction Ltd., Forfar | £73,294.96           | £87,106.96          | £87,106.96               |
| 09-560                   | 27 Dryburgh Place - External Insulation                                       | Andrew Shepherd Construction Ltd., Forfar | £23,671.55           | £27,940.55          | £27,940.55               |

### **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  
guidance

- 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 Architectural Services Officer**  
**23 December 2010**

**21-2011**

**HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 10 JANUARY 2011**

|                                       |  |                    |  |   |                 |                |
|---------------------------------------|--|--------------------|--|---|-----------------|----------------|
| <b>CLIENT</b>                         | Housing  |                    | Housing  |   |                 |                |
| <b>PROJECT REFERENCE</b>              | 09-1092  |                    | 10-534   |   |                 |                |
| <b>PROJECT</b>                        | Various Properties   |                    | 60-62 Craigowan Road   |   |                 |                |
| <b>DESCRIPTION OF WORKS</b>           | Service and Maintenance of Warden Call Systems 2011-2014<br>The works comprise the maintenance, including the repair or replacement of any parts or components (inclusive of all labour and material costs as required by fair wear and tear) of the warden call installations in the (37nr) Sheltered Housing properties. Satisfactory operation of the systems shall be maintained at all times by the provision of a comprehensive response cover agreement.                                      |                    | Alterations<br>The works comprise alterations to convert the existing single property back into two semi-detached houses. The work includes new kitchens and bathrooms; new gas heating and electrical works; external works and associated services. The property is not in the demolition programme. |   |                 |                |
| <b>TOTAL COST</b>                     | Several Works  | £251,496.45        | Several Works  | £73,294.96                                  |                 |                |
|                                       | Allowances   | £25,150.00         | Allowances   | £13,812.00                                  |                 |                |
|                                       | <b>TOTAL</b>   | <u>£276,646.45</u> | <b>TOTAL</b>   | <u>£87,106.96</u>                           |                 |                |
| <b>FUNDING SOURCE</b>                 | Revenue  |                    | Capital  |   |                 |                |
| <b>BUDGET PROVISION &amp; PHASING</b> | 2011/12 to 2013/2014   |                    | This expenditure will be met from the allowance for Increase Supply of Council Housing in the Housing Department's Capital Estimates 2010/2011   |   |                 |                |
|                                       |  | £276,646.45        |  | £87,106.96                                  |                 |                |
| <b>ADDITIONAL FUNDING</b>             | None   |                    | None   |   |                 |                |
| <b>REVENUE IMPLICATIONS</b>           | None   |                    | None   |   |                 |                |
| <b>POLICY IMPLICATIONS</b>            | There are no major issues.   |                    | There are no major issues.   |   |                 |                |
| <b>CONSULTATIONS</b>                  | There are no major issues.   |                    | There are no major issues.   |   |                 |                |
| <b>TENDERS</b>                        | Three invited; two received  | <i>Received</i>    | <i>Checked</i>   | Six invited; six received                   | <i>Received</i> | <i>Checked</i> |
|                                       | 1 Intellicare, Dunfermline   | £151,255.00        | £151,255.00  | 1 Andrew Shepherd Construction Ltd., Forfar | £73,294.96      | £73,294.96     |
|                                       | 2 McGill Electrical Ltd., Dundee   | £251,496.45        | £251,496.45  | 2 Alexander Oastler Ltd., Dundee            | £77,962.53      | £73,500.68     |
|                                       |  |                    |  | 3 Muirfield (Contracts) Ltd., Dundee        | £78,902.27      | £78,857.27     |
|                                       |  |                    |  | Highest Tender                              | £88,263.00      |                |
| <b>RECOMMENDATION</b>                 | To enable competition tenders were invited from three specialist companies, not all of which were on the Council's Select Tender List, with an understanding that the companies not on the list would subsequently apply. The lowest tenderer, Intellicare, has not, despite repeated requests, provided sufficient information to allow due diligence on their financial standing to be carried out. In light of this the tender from McGill Electrical Ltd., Dundee is recommended for acceptance. |                    | Acceptance of lowest tender  |   |                 |                |
| <b>ALLOWANCES</b>                     | Professional Services  | £25,150.00         | Building Warrant   | £1,080.00                                   |                 |                |
|                                       |  |                    | CDM Co-ordinator   | £991.00                                     |                 |                |
|                                       |  |                    | Professional Services  | £11,741.00                                  |                 |                |
|                                       | <b>TOTAL</b>   | <u>£25,150.00</u>  | <b>TOTAL</b>   | <u>£13,812.00</u>                           |                 |                |
| <b>SUB-CONTRACTORS</b>                | None   |                    | None   |   |                 |                |
| <b>BACKGROUND PAPERS</b>              | None   |                    | None   |   |                 |                |

**HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 10 JANUARY 2011**

|                                       |  |                   |                |
|---------------------------------------|--|-------------------|----------------|
| <b>CLIENT</b>                         | Housing  |                   |                |
| <b>PROJECT REFERENCE</b>              | 09-560   |                   |                |
| <b>PROJECT</b>                        | 27 Dryburgh Place  |                   |                |
| <b>DESCRIPTION OF WORKS</b>           | External Insulation<br>The works comprise the installation of self-supporting, structural insulated over-render panelling system with dry-dash finish to a concrete Orbits two storey semi-detached property. The property is not in the demolition programme. |                   |                |
| <b>TOTAL COST</b>                     | Several Works  | £23,671.55        |                |
|                                       | Allowances   | £4,269.00         |                |
|                                       | <b>TOTAL</b>   | <b>£27,940.55</b> |                |
| <b>FUNDING SOURCE</b>                 | Capital  |                   |                |
| <b>BUDGET PROVISION &amp; PHASING</b> | 2010/2011  | £27,940.55        |                |
| <b>ADDITIONAL FUNDING</b>             | None   |                   |                |
| <b>REVENUE IMPLICATIONS</b>           | None   |                   |                |
| <b>POLICY IMPLICATIONS</b>            | There are no major issues.   |                   |                |
| <b>CONSULTATIONS</b>                  | There are no major issues.   |                   |                |
| <b>TENDERS</b>                        | Five invited; five received  | <i>Received</i>   | <i>Checked</i> |
|                                       | 1 Andrew Shepherd Construction Ltd., Forfar  | £23,671.63        | £23,671.55     |
|                                       | 2 Dundee Contract Services   | £24,959.01        | £24,919.17     |
|                                       | 3 Apollo Property Services Group Ltd., Glasgow   | £30,201.22        | £30,201.22     |
|                                       | Highest Tender   | £49,802.61        |                |
| <b>RECOMMENDATION</b>                 | Acceptance of lowest tender  |                   |                |
| <b>ALLOWANCES</b>                     | CDM Co-ordinator   | £433.00           |                |
|                                       | Professional Services  | £3,836.00         |                |
|                                       | <b>TOTAL</b>   | <b>£4,269.00</b>  |                |
| <b>SUB-CONTRACTORS</b>                | None   |                   |                |
| <b>BACKGROUND PAPERS</b>              | None   |                   |                |