

REPORT TO: Housing Committee - 25 April 2011

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 214-2011

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:

Project Reference	Project	Contractor	Tender Amount	Total Amount	Finance Available
10-544	Magdalene Kirkton 1st Development - Window Replacement	Dundee Contract Services	£47,882.00	£50,274.00	£90,000.00
11-517	Various Council Properties - Installation of Controlled Entries 2011/12 - Phase 1	McGill Electrical Ltd., Dundee	£468,005.35	£501,155.35	£900,000.00
11-507	Arklay Street 2nd Development - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£999,653.00	£1,167,557.00	£1,732,000.00
11-1005	Morgan Place - Heating, Kitchens and Bathrooms	Dundee Contract Services	£126,000.00	£154,719.00	£156,000.00
				£1,873,705.35	

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 Architectural Services Officer
14 April 2011

214-2011

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 25 APRIL 2011

CLIENT	Housing		Housing	
PROJECT REFERENCE	10-544		11-517	
PROJECT	Magdalene Kirkton 1st Development		Various Council Properties	
DESCRIPTION OF WORKS	Window Replacement The works comprise the replacement of the existing windows with new 100% recycled UPVc double glazed windows to 18 houses in Ambleside Avenue (nrs 2 to 22B) and Coniston Terrace (nrs 45 - 52). This equates to approximately £2,793 per house, including allowances. None of the properties are in the demolition programme.		Installation of Controlled Entries 2011/12 - Phase 1 The works comprise the installation of controlled door entry systems to 51 Council properties incorporating 595 flats. This equates to approximately £842 per flat, including allowances. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£47,882.00	Several Works	£468,005.35
	Allowances	£2,392.00	Allowances	£33,150.00
	TOTAL	£50,274.00	TOTAL	£501,155.35
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2011/2012 £90,000.00		2011/2012 £900,000.00	
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	There are no major issues.		There are no major issues.	
CONSULTATIONS	There are no major issues.		There are no major issues.	
TENDERS	Six invited; five received	Received	Checked	
	1 Dundee Contract Services	£47,574.50	£47,882.00	1 Negotiated Contract
	2 Sidey Ltd., Perth	£54,118.40	£54,118.40	1 McGill Electrical Ltd., Dundee
	3 AC Yule & Son Ltd., Forfar	£62,335.38	£63,335.38	£468,005.35
	Highest Tender	£69,737.86		
RECOMMENDATION	Acceptance of lowest tender		Acceptance of offer	
ALLOWANCES	Professional Services	£2,392.00	CDM Co-ordinator	£2,538.00
			Professional Services	£30,612.00
	TOTAL	£2,392.00	TOTAL	£33,150.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 25 APRIL 2011

CLIENT	Housing	Housing
PROJECT REFERENCE	11-507	11-1005
PROJECT	Arklay Street 2nd Development	Morgan Place
DESCRIPTION OF WORKS	Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 37 houses and new kitchens and bathrooms to 234 houses in Arklay Place, Arklay Street, Clepington Road, Court Street North, Sandeman Place and Sandeman Street. This equates to approximately £4,990 per house, based on 15% heating replacement and 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 the installation of gas heating systems and new kitchens and bathrooms to 16 houses in Morgan Place. This equates to approximately £9,670 per house, based on 100% heating replacement and estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.
TOTAL COST	<div> <div>£999,653.00</div> <div>Allowances</div> <div>£167,904.00</div> <div>TOTAL</div> <div>£1,167,557.00</div> </div>	<div> <div>£126,000.00</div> <div>Several Works</div> <div>£28,719.00</div> <div>Allowances</div> <div>TOTAL</div> <div>£154,719.00</div> </div>
FUNDING SOURCE	Capital	Capital
BUDGET PROVISION & PHASING	2011/2012 £1,732,000.00	2011/2012 £156,000.00
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	none
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.
TENDERS	Partnering Project McGill Electrical Ltd., Dundee £999,653.00	Partnering Project Dundee Contract Services £126,000.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer
ALLOWANCES	<div> <div>£15,000.00</div> <div>Redecoration of elderly tenants' houses</div> <div>£57,000.00</div> <div>Decoration Allowances</div> <div>£4,320.00</div> <div>Carpet Allowances</div> <div>£25,000.00</div> <div>Decanting of tenants</div> <div>£20,000.00</div> <div>Gas Connection charges</div> <div>£42,485.00</div> <div>CDM Co-ordinator</div> <div>£4,099.00</div> <div>Professional Services</div> <div>TOTAL</div> <div>£167,904.00</div> </div>	<div> <div>£6,000.00</div> <div>Redecoration of elderly tenants' houses</div> <div>£2,376.00</div> <div>Decoration Allowances</div> <div>£3,616.00</div> <div>Carpet Allowances</div> <div>£2,000.00</div> <div>Decanting of tenants</div> <div>£2,000.00</div> <div>Gas Connection charges</div> <div>£1,150.00</div> <div>CDM Co-ordinator</div> <div>£11,577.00</div> <div>Professional Services</div> <div>TOTAL</div> <div>£28,719.00</div> </div>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None