

REPORT TO: Housing, Dundee Contract Services and Environment Services Committee

DATE: 25 June 2007

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 346-2007

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
07-502	Menzieshill 6th Development - Render Replacement	Muirfield (Contracts) Ltd., Dundee	£265,686.08	£284,028.08	£284,028.08
06-538	Longhaugh Terrace - Replacement Roof and Render	Muirfield (Contracts) Ltd., Dundee	£476,276.69	£510,951.69	£607,000.00
07-518	MSD Fabric Inspections 2007/2008 - Kirk Street, Dallfield, Lansdowne and Menzieshill	CCL Group Ltd., Auchterarder	£43,834.00	£48,413.00	£80,000.00
06-595	West Kirkton 2nd BISF and Whitsun Fairhurst - New Kitchens and Bathrooms	Dundee Contract Services	£255,225.00	£301,378.00	£301,378.00
05-1037	Brington Place Sheltered - Heating Installation, Electrical Upgrade, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£799,000.00	£883,764.00	£900,000.00
06-1140	Foggyley 1st Development - Heating, Kitchen & Bathroom Upgrade	Dundee Contract Services	£286,000.00	£356,184.00	£356,184.00
07-513	Douglas & Angus 2nd Development - Kitchen and Bathroom Upgrade	Andrew Shepherd Construction Ltd., Forfar	£338,000.00	£407,507.00	£436,000.00
06-1136	Hilltown Development - Heating Installation, Electrical Upgrade, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£125,900.00	£151,407.00	£151,407.00

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
18 June 2007

346-2007

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 25 JUNE 2007

CLIENT	Housing			Housing			Housing		
PROJECT REFERENCE	07-502			06-538			07-518		
PROJECT	Menzieshill 6th Development			Longhaugh Terrace			MSD Fabric Inspections 2007/2008		
DESCRIPTION OF WORKS	Render Replacement			Replacement Roof and Render			Kirk Street, Dallfield, Lansdowne and Menzieshill		
	Renewal of insulated render to two blocks of 11 flats at 26-46 and 92-112 Spey Drive. None of the properties are in the demolition programme.			Renewal of existing tile roof coverings and insulated render to ten blocks of 40 flats at Nrs 1 to 47 odd and Nrs 2 to 32 even. None of the properties are in the demolition programme.			Inspection and reporting on the condition of external fabric including concrete frame, facing brick and roughcasted panels and the removal of any loose or dangerous roughcast. The properties are Kirk Street (Adamson & Elders Courts), Dallfield (Bonnethill & Tulloch Courts), Lansdowne (Pitalpin Court) and Menzieshill (Ninewells Court).		
TOTAL COST	Several Works	£265,686.08		Several Works	£476,276.69		Several Works	£43,834.00	
	Allowances	£18,342.00		Allowances	£34,675.00		Allowances	£4,579.00	
	TOTAL	£284,028.08		TOTAL	£510,951.69		TOTAL	£48,413.00	
FUNDING SOURCE	Capital			Capital			Planned Maintenance		
BUDGET PROVISION & PHASING	2007/2008	£220,000.00		2007/2008	£607,000.00		2007/2008	£80,000.00	
ADDITIONAL FUNDING	Balance met from the overall budget for Render Repairs in the Housing Capital Estimates 2007/2008.	£64,028.08		None			None		
REVENUE IMPLICATIONS	The renewal of the render will reduce future maintenance costs and lead to revenue savings.			The renewal of the roof tiles and render will reduce future maintenance costs and lead to revenue savings.			None		
SUSTAINABILITY POLICY	None			None			None		
EQUAL OPPORTUNITIES	None			None			None		
TENDERS	Three invited; three received	<i>Received</i>	<i>Checked</i>	Three invited; two received	<i>Received</i>	<i>Checked</i>	Four invited; four received	<i>Received</i>	<i>Checked</i>
	1 Muirfield (Contracts) Ltd., Dundee	£265,686.08	£265,686.08	1 Muirfield (Contracts) Ltd., Dundee	£476,288.29	£476,276.69	1 CCL Group Ltd., Auchterarder	£43,374.00	£43,834.00
	2 Andrew Shepherd Construction Ltd., Forfar	£288,633.77	£288,633.77	2 Andrew Shepherd Construction Ltd., Forfar	£533,365.50	£533,369.18	2 Skyform (Scotland) Ltd., Aberdeen	£43,197.70	£44,007.70
	3 Ward Building Services Ltd., Dundee	£334,250.00	£334,250.00				3 Forman Construction Ltd., Dundee	£70,403.00	£70,403.00
							Highest Tender	£84,101.94	
RECOMMENDATION	Acceptance of lowest tender			Acceptance of lowest tender			Acceptance of lowest tender		
ALLOWANCES	CDM Co-ordinator	£1,783.00		CDM Co-ordinator	£2,587.00		CDM Co-ordinator	£511.00	
	Professional Services	£16,559.00		Professional Services	£32,088.00		Professional Services	£4,068.00	
	TOTAL	£18,342.00		TOTAL	£34,675.00		TOTAL	£4,579.00	
SUB-CONTRACTORS	None			Marley Contract Services, Glasgow. CMS Heating & Plumbing Ltd., Arbroath. Angus Decorating Co. Ltd., Arbroath.		Roof Tiling Plumbing Painting	None		
BACKGROUND PAPERS	None			None			None		

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 25 JUNE 2007

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	06-595		06-1037		06-1140	
PROJECT	West Kirkton 2nd BISF and Whitsun Fairhurst		Brington Place Sheltered		Foggyley 1st Development	
DESCRIPTION OF WORKS	<p>New Kitchens and Bathrooms</p> <p>The works comprise new and upgraded kitchens and bathrooms to 90 houses in Americanmuir Road, Annandale Avenue, Blantyre Place, Camperdown Road, Cloan Road, Eskdale Avenue, Frederick Street, Lauderdale Avenue, Lauderdale Place, Livingstone Place, Livingstone Terrace, Nithsdale Avenue and Teviotdale Avenue. None of the properties are in the demolition programme.</p>		<p>Heating Installation, Electrical Upgrade, Kitchens and Bathrooms</p> <p>The works comprise new gas heating with energy efficiency measures, electrical upgrade and new lighting, kitchens and bathrooms to 26 houses, warden's house and the sheltered complex at Brington Place. Also includes a replacement security system and a new sprinkler system. None of the properties are in the demolition programme.</p>		<p>Heating, Kitchen & Bathroom Upgrade</p> <p>New heating, kitchen replacement and bathroom refurbishment to 28 flats and 5 cottages in Foggyley Gardens, Foggyley Place and Winston Place. None of the properties are in the demolition programme.</p>	
TOTAL COST	Several Works	£255,225.00	Several Works	£799,000.00	Several Works	£286,000.00
	Allowances	£46,153.00	Allowances	£84,764.00	Allowances	£70,184.00
	TOTAL	£301,378.00	TOTAL	£883,764.00	TOTAL	£356,184.00
FUNDING SOURCE	Capital		Capital		Capital	
BUDGET PROVISION & PHASING	2007/2008		2007/2008		2007/2008	
	£243,000.00		£900,000.00		£293,000.00	
ADDITIONAL FUNDING	<p>Balance met from the overall allowance for Kitchen and Bathrooms in the Housing Capital Estimates 2007/2008</p> <p>£58,378.00</p>		None		<p>Balance met from the overall allowance for Kitchen and Bathrooms in the Housing Capital Estimates 2007/2008</p> <p>£63,184.00</p>	
REVENUE IMPLICATIONS	None		None		None	
SUSTAINABILITY POLICY	None		None		None	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	<p>Partnering contract:</p> <p>1 Dundee Contract Services</p> <p>£255,225.00</p>		<p>Partnering project:</p> <p>1 McGill Electrical Ltd., Dundee</p> <p>£799,000.00</p>		<p>Partnering project:</p> <p>1 Dundee Contract Services</p> <p>£286,000.00</p>	
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of offer	
ALLOWANCES	<p>Decoration Vouchers</p> <p>£12,000.00</p> <p>Carpet Vouchers</p> <p>£8,000.00</p> <p>Decanting of tenants</p> <p>£2,000.00</p> <p>CDM Co-ordinator</p> <p>£1,741.00</p> <p>Professional Services</p> <p>£22,412.00</p> <p>TOTAL</p> <p>£46,153.00</p>		<p>Carpet Vouchers</p> <p>£5,000.00</p> <p>Decanting of tenants</p> <p>£8,000.00</p> <p>Rent loss, telephones, post etc.</p> <p>£22,000.00</p> <p>Gas connection charges</p> <p>£9,591.00</p> <p>Electric connection charges</p> <p>£2,000.00</p> <p>CDM Co-ordinator</p> <p>£3,745.00</p> <p>Professional Services</p> <p>£34,428.00</p> <p>TOTAL</p> <p>£84,764.00</p>		<p>Decoration Vouchers</p> <p>£6,000.00</p> <p>Carpet Vouchers</p> <p>£2,000.00</p> <p>Decanting of tenants</p> <p>£2,500.00</p> <p>Non-slip Flooring</p> <p>£2,500.00</p> <p>Gas Connection charges</p> <p>£30,874.00</p> <p>CDM Co-ordinator</p> <p>£1,987.00</p> <p>Professional Services</p> <p>£24,323.00</p> <p>TOTAL</p> <p>£70,184.00</p>	
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 25 JUNE 2007

CLIENT	Housing		Housing	
PROJECT REFERENCE	07-513		06-1136	
PROJECT	Douglas & Angus 2nd Development		Hilltown Development	
DESCRIPTION OF WORKS	<p>Kitchen and Bathroom Upgrade</p> <p>The works comprise new and upgraded kitchens and bathrooms to 116 houses in Ballantrae Place, Ballantrae Terrace, Ballindean Place, Ballindean Terrace and Balmerino Road. None of the properties are in the demolition programme.</p>		<p>Heating Installation, Electrical Upgrade, Kitchens and Bathrooms</p> <p>The works comprise new gas heating, electrical upgrade, kitchen replacement and bathroom refurbishment to 15 flats in the Hilltown development. None of the properties are in the demolition programme.</p>	
TOTAL COST	Several Works	£338,000.00	Several Works	£125,900.00
	Allowances	£69,507.00	Allowances	£25,507.00
	TOTAL	£407,507.00	TOTAL	£151,407.00
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2007/2008		2007/2008	
		£436,000.00		£143,000.00
ADDITIONAL FUNDING	None		<p>Balance met from the overall allowance for Heating, Kitchens and Bathrooms in the Housing Capital Estimates 2007/2008</p> <p>£8,407.00</p>	
REVENUE IMPLICATIONS	None		None	
SUSTAINABILITY POLICY	None		None	
EQUAL OPPORTUNITIES	None		None	
TENDERS	<p>Partnering project:</p> <p>1 Andrew Shepherd Construction Ltd., Forfar</p> <p>£338,000.00</p>		<p>Partnering project:</p> <p>1 McGill Electrical Ltd., Dundee</p> <p>£125,900.00</p>	
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Decoration Vouchers	£32,480.00	Contingencies	£1,000.00
	Carpet Vouchers	£9,976.00	Decoration Vouchers	£6,500.00
	CDM Co-ordinator	£2,072.00	Carpet Vouchers	£4,000.00
	Professional Services	£24,979.00	Decanting of tenants	£1,200.00
			CDM Co-ordinator	£1,154.00
			Professional Services	£11,653.00
	TOTAL	£69,507.00	TOTAL	£25,507.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	