

REPORT TO: Housing Committee - 18 June 2001

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 356-2001

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
01-504	Garry Place Sheltered Development - Window Replacement	Dundee Contract Services	£197,826.70	£205,051.70	£205,051.70
01-545	Menzieshill 3rd Development - Roof Repairs Phase 2	Dundee Contract Services	£129,300.64	£140,470.64	£140,470.64
01-1011	Craigie Drive 4th Development (Flats) - Heating Installation and Electrical Upgrading	D Campbell & Co Ltd, Glasgow	£451,384.08	£727,334.08	£727,334.08
01-1021	Douglas and Angus 15th (Cottages) - Heating Replacement and Electrical Upgrading	Dundee Contract Services	£170,490.30	£271,650.30	£271,650.30
01-505	Douglas and Angus 7th Development and Dean Avenue - Window Replacement	Dundee Contract Services	£85,214.06	£89,914.06	£89,914.06
01-527	Menzieshill 5th Development: 69-89 Earn Crescent - Render Repairs	Andrew Shepherd & Sons Ltd, Forfar	£93,017.63	£101,753.63	£101,753.63

Within the above total amounts, £294,965.76 is being spent on Window Replacements and £998,984.38 on Heating and Electrical Upgrading.

FINANCIAL IMPLICATIONS

The Director 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 Local Agenda 21 and Equal Opportunities implications.

BACKGROUND PAPERS

Unless stated otherwise on the attached sheets, no background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

FURTHER INFORMATION

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

John T P Porter
City Architectural Services Officer
6 June 2001

HOUSING COMMITTEE - 18 JUNE 2001

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	01-504	01-545	01-1011
PROJECT	Garry Place Sheltered Development	Menzieshill 3rd Development	Craigie Drive 4th Development (Flats)
DESCRIPTION OF WORKS	Window Replacement Replacement upvc windows and doors to the whole sheltered block.	Roof Repairs Phase 2 Removing defective tile and felt roofing and replacing with concrete tiles and single membrane roof covering to 52 flats at 1-61 Leith Walk, 137-165 Firth Crescent and 451-461 Charleston Drive	Heating Installation and Electrical Upgrading Electrical upgrading and installation of either gas or electric heating to 117 houses in Belsize Road, Craigie Drive and Margaret Crescent
TOTAL COST	Several Works £197,826.70 Allowances £7,225.00 TOTAL £205,051.70	Several Works £129,300.64 Allowances £11,170.00 TOTAL £140,470.64	Several Works Allowances TOTAL
FUNDING SOURCE	Capital	Capital Funded from Current Revenue	Capital
BUDGET PROVISION & PHASING	2001/2002 £152,000.00	2001/2002 £140,000.00	2001/2002
ADDITIONAL FUNDING	Balance met from the overall allowance for window replacements £53,051.70	Balance met from overall allowance for roof replacement £470.64	Balance met from the overall allowance for heating installations
REVENUE IMPLICATIONS	None	None	Where tenants choose gas heating this will require to be added to the gas maintenance programme
LOCAL AGENDA 21	Improve energy efficiency and reduce cyclical maintenance	None	Heating is being installed in flats which have previously benefitted from the installation of double glazing, thus meeting energy efficiency objectives
EQUAL OPPORTUNITIES	None	None	None
TENDERS	Negotiated offer: 1 Dundee Contract Services £197,826.70	Five invited; five received 1 Dundee Contract Services £129,300.64 2 Andrew Shepherd & Sons Ltd, Forfar £131,844.37 3 Raynor Roofing Ltd, Dundee £136,779.33 Highest Tender £146,378.24	Four invited; four received 1 D Campbell & Co Ltd, Glasgow £451,386.08 2 Easy Heat Systems, Perth £457,754.30 3 CFM Building Services Ltd, Carluke £477,056.30 Highest Tender £478,885.65
RECOMMENDATION	Acceptance of offer	Acceptance of lowest tender	Acceptance of lowest tender
ALLOWANCES	Professional Services £7,225.00 TOTAL £7,225.00	Professional Services £11,170.00 TOTAL £11,170.00	Redecoration of elderly tenants' houses Decoration Vouchers Carpet Vouchers Decanting of tenants Gas Connection charges Electric Connection charges Professional Services TOTAL
SUB-CONTRACTORS	None	None	Star Electrics, Paisley
BACKGROUND PAPERS	None	None	None

HOUSING COMMITTEE - 18 JUNE 2001

CLIENT	
PROJECT REFERENCE	
PROJECT	
DESCRIPTION OF WORKS	
TOTAL COST	£451,384.08 £275,950.00 <u>£727,334.08</u>
FUNDING SOURCE	
BUDGET PROVISION & PHASING	£590,000.00
ADDITIONAL FUNDING	£137,334.08
REVENUE IMPLICATIONS	
LOCAL AGENDA 21	
EQUAL OPPORTUNITIES	
TENDERS	<i>Checked</i> £451,384.08 £457,800.14 £477,357.30
RECOMMENDATION	
ALLOWANCES	£108,000.00 £9,260.00 £4,200.00 £25,000.00 £51,260.00 £58,500.00 £19,730.00 <u>£275,950.00</u>
SUB-CONTRACTORS	Electrical
BACKGROUND PAPERS	

HOUSING COMMITTEE - 18 JUNE 2001

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	01-1021	01-505	01-527
PROJECT	Douglas and Angus 15th (Cottages)	Douglas and Angus 7th Development and Dean Avenue	Menzieshill 5th Development: 69-89 Earn Crescent
DESCRIPTION OF WORKS	Heating Replacement and Electrical Upgrading Electrical upgrading and installation of either gas or electric heating to 44 houses at Balbeggie Street	Window Replacement Replacement upvc windows at 33 flats at 47-57 Balunie Avenue and aluminium windows to 6 houses at 21, 45, 49, 55 & 67 Dean Avenue and 12 Greendykes Road	Render Repairs Hammer testing existing render with subsequent render repairs and associated builders work
TOTAL COST	Several Works £170,490.30 Allowances £101,160.00 TOTAL <u>£271,650.30</u>	Several Works £85,214.06 Allowances £4,700.00 TOTAL <u>£89,914.06</u>	Several Works £93,017.63 Allowances £8,736.00 TOTAL <u>£101,753.63</u>
FUNDING SOURCE	Capital	Capital	Capital Financed from Current Revenue
BUDGET PROVISION & PHASING	2001/2002 £215,000.00	2001/2002 £75,000.00	2001/2002 £80,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for heating installations £56,650.30	Balance met from the overall allowance for window replacements £14,914.06	Balance met from the overall allowance for roughcast repairs £21,753.63
REVENUE IMPLICATIONS	Where tenants choose gas heating this will require to be added to the gas maintenance programme	None	The renewal of the roughcast will reduce future maintenance costs and lead to revenue savings
LOCAL AGENDA 21	Heating is being installed in flats which have previously benefitted from the installation of double glazing, thus meeting energy efficiency objectives	Improve energy efficiency and reduce cyclical maintenance	None
EQUAL OPPORTUNITIES	None	None	None
TENDERS	Negotiated offer 1 Dundee Contract Services £170,490.30	Negotiated offer: 1 Dundee Contract Services £85,214.06	Four invited; three received 1 Andrew Shepherd & Sons Ltd, Forfar Received £93,017.63 Checked £93,017.63 2 Muirfield (Contracts) Ltd, Dundee £106,353.53 £106,353.53 3 Forman Construction Ltd, Dundee £127,636.25 £127,906.25
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of lowest tender
ALLOWANCES	Redecoration of elderly tenant's houses £30,000.00 Decoration Vouchers £6,750.00 Carpet Vouchers £1,680.00 Decanting of tenants £4,800.00 Gas Connection charges £41,400.00 Electric Connection charges £760.00 Professional Services £15,770.00 TOTAL <u>£101,160.00</u>	Professional Services £4,700.00 TOTAL <u>£4,700.00</u>	Professional Services £8,736.00 TOTAL <u>£8,736.00</u>
SUB-CONTRACTORS	None	None	McKenna Electrical Contractors, Kirriemuir GS Whyte & Co Ltd, Monifieth DC Painters, Dundee Electrical Plumber Painter
BACKGROUND PAPERS	None	None	None