

REPORT TO: Housing Committee - 15 January 2007

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 41-2007

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
06-580	Western Clepington 1st Development (Smalls Wynd) - 21-27 Caird Avenue - Pitched Roof Replacement	Dundee Contract Services	£95,467.65	£104,680.65	£303,000.00
06-1138	Queen Street Development, Broughty Ferry - Heating Installation, Kitchen and Bathroom Upgrade	McGill Electrical Ltd., Dundee	£186,200.00	£245,245.00	£245,245.00
06-554	Garry Place Lounge - Access Improvements	Forman Construction Ltd., Dundee	£27,596.00	£32,016.00	£70,000.00
06-609	9,11 Arklay Terrace and 9,11 Sandeman Street - Roof Renewals	Raynor Roofing Ltd., Dundee	£112,487.58	£122,812.58	£303,000.00
06-613	Various Addresses, Dundee - Controlled Entry Systems - ASBO Funded	McGill Electrical Ltd., Dundee	£5,903.37	£34,980.37	£35,000.00
05-1101	Balunifield Sheltered Complex - Heating Installation, Electrical Upgrade, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£789,900.00	£936,068.00	£950,000.00
06-509	Mains of Fintry 4th Development - Roof Renewal Phase 1	Dundee Contract Services	£55,676.43	£62,773.43	£70,000.00

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
4 January 2007

41-2007

HOUSING COMMITTEE - 15 JANUARY 2007

CLIENT	Housing	Housing
PROJECT REFERENCE PROJECT	06-580 Western Clepington 1st Development (Smalls Wynd) - 21-27 Caird Avenue Pitched Roof Replacement	06-1138 Queen Street Development, Broughty Ferry
DESCRIPTION OF WORKS	Renewal of existing roof coverings and associated minor works at 21-27 Caird avenue. None of the properties are in the demolition programme.	Heating Installation, Kitchen and Bathroom Upgrade New gas heating installation and kitchen and bathroom upgrade to 21 houses in Queen Street and kitchen and bathroom upgrade to 5 houses in Long Lane, Broughty Ferry. None of the properties are in the demolition programme.
TOTAL COST	Several Works £95,467.65 Allowances £9,213.00 TOTAL <u>£104,680.65</u>	Several Works £186,200.00 Allowances £59,045.00 TOTAL <u>£245,245.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2006/2007 £303,000.00	Capital 2006/2007 £64,000.00 2007/2008 £113,000.00
ADDITIONAL FUNDING	None	Balance met from the overall allowance for kitchens in the Housing Capital Estimates. £68,245.00
REVENUE IMPLICATIONS	Renewal of roof tiling will reduce future maintenance costs and lead to revenue savings.	Where gas heating is installed the maintenance costs will have to be added to the existing maintenance contract.
SUSTAINABILITY POLICY	None	None
EQUAL OPPORTUNITIES	None	None
TENDERS	Negotiated contract: 1 Dundee Contract Services £95,467.65	Partnering project: 1 McGill Electrical Ltd., Dundee £186,200.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer
ALLOWANCES	Planning Supervisor £933.00 Professional Services £8,280.00 TOTAL <u>£9,213.00</u>	Redecoration of elderly tenants' houses £25,000.00 Carpet Vouchers £2,500.00 Decanting of tenants £10,000.00 Storage £3,000.00 Planning Supervisor £1,451.00 Professional Services £17,094.00 TOTAL <u>£59,045.00</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	Reference is made to the meeting of the Policy and Resources Committee held on 13th June 2005 when report No 359-2005 by the Director of Housing was approved. This report authorised entering into contracts (including partnering) to meet SHQS over the period from 2005/06 to 2007/08.

HOUSING COMMITTEE - 15 JANUARY 2007

CLIENT	Housing	Housing
PROJECT REFERENCE PROJECT	06-613 Various Addresses, Dundee	05-1101 Baluniefield Sheltered Complex
DESCRIPTION OF WORKS	Controlled Entry Systems - ASBO Funded Installation of a controlled entry system to serve 6 flats at 7 Constitution Street. The property is not in the demolition programme.	Heating Installation, Electrical Upgrade, Kitchens and Bathrooms Installation of gas heating, electrical upgrade, kitchens and bathrooms to 26 houses, warden's house and ancillary areas at Baluniefield Sheltered Complex. Upgrading of warden call and controlled entry, installation of sprinkler system and various energy efficiency measures. The property is not in the demolition programme.
TOTAL COST	Several Works £5,903.37 Allowances £29,077.00 TOTAL £34,980.37	Several Works £789,900.00 Allowances £146,168.00 TOTAL £936,068.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Scottish Executive ASBO Funding £35,000.00	Capital 2006/2007 £100,000.00 2007/2008 £850,000.00
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	Where gas heating is installed the maintenance costs will have to be added to the existing maintenance contract.
SUSTAINABILITY POLICY	None	This project will reduce the consumption of energy and fossil fuels in Council properties and activities to reduce CO2 emissions in response to wider climate change obligations and promote energy efficiency systems that increase the proportion of energy from renewable sources
EQUAL OPPORTUNITIES	None	None
TENDERS	Negotiated contract: 1 McGill Electrical Ltd., Dundee £5,903.37	Partnering project: 1 McGill Electrical Ltd., Dundee £789,900.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer
ALLOWANCES	Professional Services £577.00 Provision for further addresses (to be Identified) £28,500.00 TOTAL £29,077.00	Carpet Vouchers £5,000.00 Decanting of tenants £57,400.00 Gas Connection charges £2,000.00 Electric Connection charges £2,000.00 Security £30,000.00 Removals £8,500.00 Building Warrant £3,930.00 Planning Supervisor £3,601.00 Professional Services £33,737.00 TOTAL £146,168.00
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

HOUSING COMMITTEE - 15 JANUARY 2007

CLIENT	Housing	
PROJECT REFERENCE	06-509	
PROJECT	Mains of Fintry 4th Development	
DESCRIPTION OF WORKS	<p>Roof Renewal Phase 1</p> <p>The renewal of the existing tile roof finishes to pitched roofs including work to guttering and chimneys at 7 cottages in Finlaggan Crescent. None of the properties are in the demolition programme.</p>	
TOTAL COST	Several Works	£55,676.43
	Allowances	£7,097.00
	TOTAL	£62,773.43
FUNDING SOURCE	Capital	
BUDGET PROVISION & PHASING	2006/2007	£70,000.00
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	Renewal of roof tiling will reduce future maintenance costs and lead to revenue savings.	
SUSTAINABILITY POLICY	None	
EQUAL OPPORTUNITIES	None	
TENDERS	Negotiated contract: 1 Dundee Contract Services	£55,676.43
RECOMMENDATION	Acceptance of offer	
ALLOWANCES	Planning Supervisor	£605.00
	Professional Services	£6,492.00
	TOTAL	£7,097.00
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	Reference is made to the meeting of the Policy and Resources Committee held on 13th June 2005 when report No 359-2005 by the Director of Housing was approved. This report authorised entering into contracts (including partnering) to meet SHQS over the period from 2005/06 to 2007/08.	