

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

DATE: 24 September 2007

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 467-2007

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
07-528	Watson Street - Fascia Soffit Renewal	Andrew Shepherd Construction Ltd., Forfar	£34,646.60	£39,150.60	£39,150.60
06-1134	Menziesshill 3rd Flats - Heating Replacement, Kitchens and Bathrooms	Dundee Contract Services	£869,000.00	£1,060,583.00	£1,060,583.00
06-1157A	Various Sheltered Housing Developments - Warden Call System Replacement - Phase 2	McGill Security Ltd., Dundee	£57,000.00	£63,877.00	£63,877.00
07-533	Magdelenes Kirkton 3rd Development - Roof Renewal and Solar Installation - Phase 5	Dundee Contract Services	£224,566.66	£242,637.66	£242,637.66
07-1068	Douglas & Angus 2nd Development - Heating Replacement, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£327,400.00	£375,595.00	£375,595.00
06-1115	Benvie Road Development - Heating Replacement, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£139,600.00	£161,248.00	£161,248.00

FINANCIAL IMPLICATIONS

The Head 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 and Equality Impact Assessment. 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), Depute Chief Executive (Finance) and Head of 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
17 September 2007

467-2007

HOUSING, DUNDEE CONTRACT SERVICES ENVIRONMENT SERVICES COMMITTEE - 24 SEPTEMBER 2007

CLIENT	Housing		Housing	
PROJECT REFERENCE	07-528		06-1134	
PROJECT	Watson Street Fascia Soffit Renewal		Menzieshill 3rd Flats Heating Replacement, Kitchens and Bathrooms	
DESCRIPTION OF WORKS	The works comprise the removal of timber fascias and asbestos cement soffits and replacement with PVC cladding material to tenement properties at 73, 75, 86 and 88 Watson Street. None of the properties are in the demolition programme.		The works comprise gas heating, kitchen and bathroom replacement to 99 houses in Charleston Drive, Etive Gardens, Forth Crescent and Leith Walk. Also included is the provision of a gas supply to the development. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£34,646.60	Several Works	£869,000.00
	Allowances	£4,504.00	Allowances	£191,583.00
	TOTAL	£39,150.60	TOTAL	£1,060,583.00
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2007/2008	£39,150.60	2007/2008	£786,000.00
ADDITIONAL FUNDING	None		Balance met from the overall allowance for Heating, Kitchens and Bathrooms in the Housing Capital Estimates 2007/2008	£274,583.00
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	There are no major issues.		The heating system is designed to maximise efficiency to reduce the city's carbon footprint and support the Council's Sustainability Policy.	
TENDERS	Four invited; four received	<i>Received</i>	<i>Checked</i>	Partnering project :
	1 Andrew Shepherd Construction Ltd., Forfar	£34,646.60	£34,646.60	1 Dundee Contract Services
	2 Raynor Building Services Ltd., Dundee	£38,442.30	£38,442.30	£869,000.00
	3 Ward Building Services Ltd., Dundee	£39,497.00	£39,497.00	
	Highest Tender	£41,269.64		
RECOMMENDATION	Acceptance of lowest tender		Acceptance of offer	
ALLOWANCES	CDM Co-ordinator	£432.00	Decoration Vouchers	£34,000.00
	Professional Services	£4,072.00	Carpet Vouchers	£17,820.00
			Decanting of tenants	£13,000.00
			Non-slip flooring	£1,500.00
			Gas connection charges	£80,801.00
			CDM Co-ordinator	£4,095.00
			Professional Services	£40,367.00
	TOTAL	£4,504.00	TOTAL	£191,583.00
SUB-CONTRACTORS	Dundee Plant Co. Ltd., Dundee	Scaffold	None	
	James Lammond Ltd., Brechin	Plumberwork		
BACKGROUND PAPERS	None		None	

HOUSING, DUNDEE CONTRACT SERVICES ENVIRONMENT SERVICES COMMITTEE - 24 SEPTEMBER 2007

CLIENT	Housing	Housing
PROJECT REFERENCE	06-1157A	07-533
PROJECT	Various Sheltered Housing Developments Warden Call System Replacement - Phase 2	Magdelenes Kirkton 3rd Development Roof Renewal and Solar Installation - Phase 5
DESCRIPTION OF WORKS	The removal of the existing and the installation of a new Warden Call system to 66 houses in Byron Crescent, Lawton Road and Strathmore Avenue. None of the properties are in the demolition programme.	Renewal of roof coverings and solar installation to 14 terraced houses in Balgowan Place, Balgowan Square, Derwent Avenue, Dunmore Street and Helmsdale Avenue. None of the properties are in the demolition programme.
TOTAL COST	Several Works £57,000.00 Allowances £6,877.00 TOTAL £63,877.00	Several Works £224,566.66 Allowances £18,071.00 TOTAL £242,637.66
FUNDING SOURCE	Planned Maintenance	Capital
BUDGET PROVISION & PHASING	2007/2008 £63,877.00	2007/2008 £200,000.00 Low Carbon Buildings Programme grant £16,410.05
ADDITIONAL FUNDING	None	Balance met from the overall budget for roof renewals in the Housing Capital Estimates 2007/2008 £26,227.61
REVENUE IMPLICATIONS	None	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.
POLICY IMPLICATIONS	There are no major issues.	The installation of solar water heating panels will reduce the city's carbon footprint and will support the Council's Sustainability Policy.
TENDERS	Partnering project : 1 McGill Security Ltd., Dundee £57,000.00	Negotiated contract: 1 Dundee Contract Services £224,566.66
RECOMMENDATION	Acceptance of offer	Acceptance of offer
ALLOWANCES	CDM Co-ordinator £616.00 Professional Services £6,261.00 TOTAL £6,877.00	CDM Co-ordinator £1,533.00 Professional Services £16,538.00 TOTAL £18,071.00
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

HOUSING, DUNDEE CONTRACT SERVICES ENVIRONMENT SERVICES COMMITTEE - 24 SEPTEMBER 2007

CLIENT	Housing		Housing	
PROJECT REFERENCE	07-1068		06-1115	
PROJECT	Douglas & Angus 2nd Development Heating Replacement, Kitchens and Bathrooms		Benvie Road Development Heating Replacement, Kitchens and Bathrooms	
DESCRIPTION OF WORKS	The works comprise gas heating, kitchen and bathroom replacement to 34 houses in Balerno Place and Balbeggie Street. None of the properties are in the demolition programme.		The works comprise gas heating, kitchen and bathroom replacement to 16 flats at 22-26 Benvie Road and 30 Cleghorn Street. None of the properties are in the demolition programme.	
TOTAL COST	Several Works Allowances TOTAL	£327,400.00 £48,195.00 <u>£375,595.00</u>	Several Works Allowances TOTAL	£139,600.00 £21,648.00 <u>£161,248.00</u>
FUNDING SOURCE	Project No 07-513 (25 June Committee) has committed the following amount:-	£407,507.00	Capital	
BUDGET PROVISION & PHASING	This Project 07-1068 Total	£375,595.00 £783,102.00	2007/2008	£143,000.00
ADDITIONAL FUNDING	Allowance in Housing Capital Estimates Balance met from the overall allowance for Heating, Kitchens and Bathrooms in the Housing Capital Estimates 2007/2008	£436,000.00 £347,102.00	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in the Housing Capital Estimates 2007/2008	£18,248.00
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	The heating system is designed to maximise efficiency to reduce the city's carbon footprint and support the Council's Sustainability Policy.		The heating system is designed to maximise efficiency to reduce the city's carbon footprint and support the Council's Sustainability Policy.	
TENDERS	Partnering project : 1 McGill Electrical Ltd., Dundee	£327,400.00	Partnering project : 1 McGill Electrical Ltd., Dundee	£139,600.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Decoration Vouchers Carpet Vouchers Decanting of tenants Gas Connection charges CDM Co-ordinator Professional Services TOTAL	£8,400.00 £2,800.00 £1,000.00 £9,000.00 £2,066.00 £24,929.00 <u>£48,195.00</u>	Decoration Vouchers Carpet Vouchers Decanting of tenants Gas Connection charges CDM Co-ordinator Professional Services TOTAL	£3,000.00 £1,500.00 £1,000.00 £2,000.00 £1,228.00 £12,920.00 <u>£21,648.00</u>
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	