

REPORT TO: Housing Committee - 14 November 2011

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 501-2011

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
05-2308	50 Provost Road - Repairs Notice in Default	George Martin (Builders) Ltd., Dundee	£155,980.57	£176,414.57	£176,414.57
05-2309	52 Provost Road - Repairs Notice in Default	George Martin (Builders) Ltd., Dundee	£134,432.83	£162,211.83	£162,211.83
11-1015	Craigie 5th Flats and Maisonnettes, Craigie 3rd, 4th, 5th Cottages and Dean Avenue - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£719,000.00	£821,385.00	£962,000.00

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
2 November 2011**

501-2011

HOUSING COMMITTEE - 14 NOVEMBER 2011

CLIENT	Housing			Housing			Housing		
PROJECT REFERENCE PROJECT	05-2308 50 Provost Road			05-2309 52 Provost Road			11-1015 Craigie 5th Flats and Maisonnettes, Craigie 3rd, 4th, 5th Cottages and Dean Avenue		
DESCRIPTION OF WORKS	Repairs Notice in Default The works comprise cleaning and repointing elevations, relating roof, new gutters and downpipes, window repairs, new entrance doors and security system, damp-proofing and redecoration of stairwell. This work was designed and procured using private consultants as requested by the owners of the property.			Repairs Notice in Default The works comprise cleaning and repointing elevations, relating roof, new gutters and downpipes, window repairs, new entrance doors and security system, damp-proofing and redecoration of stairwell. This work was designed and procured using private consultants as requested by the owners of the property.			Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 56 houses, boiler only replacement to 34 houses and new kitchens and bathrooms to 90 houses in Aboyne Avenue, Huntly Road, Kemnay Gardens, Banchory Road and Dean Avenue. This equates to approximately £9,127 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.		
TOTAL COST	Several Works	£155,980.57		Several Works	£134,432.83		Several Works	£719,000.00	
	Allowances	£20,434.00		Allowances	£27,779.00		Allowances	£102,385.00	
	TOTAL	£176,414.57		TOTAL	£162,211.83		TOTAL	£821,385.00	
FUNDING SOURCE	Revenue - costs recoverable from owners			Revenue - costs recoverable from owners			Capital		
BUDGET PROVISION & PHASING	20011/2012		£176,414.57	20011/2012		£162,211.83	2011/12	£962,000.00	
ADDITIONAL FUNDING	None			None			None		
REVENUE IMPLICATIONS	None			None			None		
POLICY IMPLICATIONS	There are no major issues.			There are no major issues.			There are no major issues.		
CONSULTATIONS	There are no major issues.			There are no major issues.			There are no major issues.		
TENDERS	Five invited; four received	<i>Received</i>	<i>Checked</i>	Five invited; four received	<i>Received</i>	<i>Checked</i>	Partnering project :		
	1 Nortel Builders, Dundee	£128,741.13	£128,741.13	1 Nortel Builders, Dundee	£114,139.38	£114,139.38	1	Environment Department (Construction Services)	£719,000.00
	2 George Martin (Builders) Ltd., Dundee	£148,398.56	£148,552.92	2 George Martin (Builders) Ltd., Dundee	£128,030.66	£128,031.27			
	3 Muirfield (Contracts) Ltd., Dundee	£152,877.77	£152,826.52	3 Muirfield (Contracts) Ltd., Dundee	£128,250.13	£128,455.13			
	Highest Tender	£155,250.08		Highest Tender	£133,725.16				
RECOMMENDATION	Acceptance of the second lowest tender, that of George Martin Builders Ltd. is recommended as the lowest tenderer, Nortel Builders has work with the Council already which takes them to their recommended financial limit. These tenders were received in March 2008 and an uplift of 5% has been agreed with George Martin Builders Ltd. to cover for inflation in the intervening period, taking their offer to £155,980.57.			Acceptance of the second lowest tender, that of George Martin Builders Ltd. is recommended as the lowest tenderer, Nortel Builders has work with the Council already which takes them to their recommended financial limit. These tenders were received in March 2008 and an uplift of 5% has been agreed with George Martin Builders Ltd. to cover for inflation in the intervening period, taking their offer to £134,432.83.			Acceptance of offer		
ALLOWANCES	Professional Services (consultants)	£12,033.00		Professional Services (consultants)	£9,754.00		Decoration and Carpet Allowances		£24,000.00
	Administration Charges	£8,401.00		Administration Charges	£18,025.00		Decanting of tenants		£13,000.00
							Gas Connection charges		£30,000.00
							CDM Co-ordinator		£3,447.00
							Professional Services		£31,938.00
	TOTAL	£20,434.00		TOTAL	£27,779.00		TOTAL	£102,385.00	
SUB-CONTRACTORS	None			None			None		
BACKGROUND PAPERS	Reference is made to Article III(b) of the Housing Committee held on 18 April 2005 when Report Nr 239-2005 was approved. This report asked for approval to serve a repairs notice for this property and if the owners failed to comply, authorise the officers to appoint suitable consultants to carry out the works.			Reference is made to Article III(c) of the Housing Committee held on 18 April 2005 when Report Nr 240-2005 was approved. This report asked for approval to serve a repairs notice for this property and if the owners failed to comply, authorise the officers to appoint suitable consultants to carry out the works.			None		