

REPORT TO: Housing Committee - 21 August 2000

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 517-2000

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
00-526	Clement Park 1st and 2nd Developments and Lansdowne Cottages - Window Replacement	Dundee Contract Services	£96,945.71	£102,495.71	£102,495.71
99-1021	Douglasfield Sheltered Housing - Upgrade of Wardens Communication System	Initial Electronic Security Systems Ltd, Blackburn	£26,864.50	£32,464.50	£40,000.00
00-520	Craigie Drive 2nd & 4th Developments/ King Street/Westfield and 32-34 Fort Street, Broughty Ferry - Window Replacement	Dundee Contract Services	£47,559.41	£51,294.41	£75,000.00
00-521	Menzieshill 12th and 13th Developments - Window Replacement	Dundee Contract Services	£143,428.59	£165,860.59	£165,860.59
00-523	Magdalenes Kirkton (Sheltered) Phase 2 - Window Replacement	Dundee Contract Services	£50,454.55	£54,414.55	£80,000.00
00-561	Lansdowne MSD - Window Replacement	Dundee Contract Services	£499,490.56	£519,557.56	£519,557.56
99-1111	Douglas and Angus 6th Development (Flats) - Heating Installation	CFM Building Services Ltd, Carluke	£241,841.90	£315,057.90	£440,000.00
				£1,241,145.22	

Within the above total amounts, £893,622.82 is being spent on Window Replacements and £315,057.90 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

9 August 2000

HOUSING COMMITTEE - 21 AUGUST 2000

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	00-526	99-1021	00-520
PROJECT	Clement Park 1st and 2nd Developments and Lansdowne Cottages	Douglasfield Sheltered Housing	Craigie Drive 2nd & 4th Developments/ King Street/Westfield and 32-34 Fort Street, Broughty Ferry
DESCRIPTION OF WORKS	Window Replacement Replacement windows to 31 houses at Clement Park Road & Terrace, Foggyley & Lyndhurst Gardens, Merton Avenue and Lansdowne Place, Square & Gardens	Upgrade of Wardens Communication System Replacement of the existing wardens communication system at the Ballindean Place wardens complex and in 44 houses in Balmedie Place and Ballindean Place	Window Replacement Replacement windows to 18 houses at Craigie Drive, Gardyne Place, King Street and Fort Street, Broughty Ferry
TOTAL COST	Several Works £96,945.71 Allowances £5,550.00 TOTAL £102,495.71	Several Works £26,864.50 Allowances £5,600.00 TOTAL £32,464.50	Several Works Allowances TOTAL
FUNDING SOURCE	Capital	Planned Maintenance	Capital
BUDGET PROVISION & PHASING	2000/2001 £75,000.00	2000/2001 £40,000.00	2000/2001
ADDITIONAL FUNDING	Balance met from the overall allowance for window replacements £27,495.71	None	None
REVENUE IMPLICATIONS	None	None	None
LOCAL AGENDA 21	Improving energy efficiency and reducing the need for cyclical maintenance	None	Improving energy efficiency and reducing the need for cyclical maintenance
EQUAL OPPORTUNITIES	None	None	None
TENDERS	Negotiated offer: Dundee Contract Services £96,945.71	One specialist firm who installed the Bield Housing Association system was invited to submit an offer: Initial Electronic Security Systems Ltd, Blackburn £26,864.50 Bield Housing Association, who own the majority of houses at Douglasfield, have recently upgraded their communication system and this project is to install a similar system in City Council houses to ensure the remote control and warden systems are compatible.	Negotiated offer: Dundee Contract Services
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Professional Services £5,550.00 TOTAL £5,550.00	Electrical Work £1,500.00 Professional Services £4,100.00 TOTAL £5,600.00	Professional Services TOTAL
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING COMMITTEE - 21 AUGUST 2000

CLIENT		Housing	Housing	Housing
PROJECT REFERENCE		00-521	00-523	00-561
PROJECT		Menzieshill 12th and 13th Developments	Magdalenes Kirkton (Sheltered) Phase 2	Lansdowne MSD
DESCRIPTION OF WORKS		Window Replacement Replacement windows to 64 houses at Clyde Place, Dickson Avenue, Tummel Place, Dochart Terrace and Peddie Street	Window Replacement Replacement windows to 35 houses at Coniston Terrace, Kendal Avenue and Ulverston Terrace	Window Replacement Replacement windows to 168 flats at Lansdowne Court and Pitalpin Court
TOTAL COST	£47,559.41 £3,735.00 <u>£51,294.41</u>	Several Works Allowances TOTAL	£143,428.59 £22,432.00 <u>£165,860.59</u>	Several Works Allowances TOTAL
			£50,454.55 £3,960.00 <u>£54,414.55</u>	
FUNDING SOURCE		Capital	Capital	Capital
BUDGET PROVISION & PHASING	£75,000.00	2000/2001	2000/2001	2000/2001
ADDITIONAL FUNDING		Balance met from the overall allowance for window replacements	None	Balance met from the overall allowance for window replacements
		£25,860.59		
REVENUE IMPLICATIONS		None	None	None
LOCAL AGENDA 21		Improving energy efficiency and reducing the need for cyclical maintenance	Improving energy efficiency and reducing the need for cyclical maintenance	Improving energy efficiency and reducing the need for cyclical maintenance
EQUAL OPPORTUNITIES		None	None	None
TENDERS	£47,559.41	Negotiated offer: Dundee Contract Services	Negotiated offer: Dundee Contract Services	Negotiated offer: Dundee Contract Services
		£143,428.59	£50,454.55	
RECOMMENDATION		Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	£3,735.00	Allowance for 4 additional houses Professional Services	Professional Services	Professional Services
		£15,300.00 £7,132.00	£3,960.00	
	<u>£3,735.00</u>	TOTAL	TOTAL	TOTAL
		<u>£22,432.00</u>	<u>£3,960.00</u>	
SUB-CONTRACTORS		None	None	None
BACKGROUND PAPERS		None	None	None

HOUSING COMMITTEE - 21 AUGUST 2000

CLIENT	
PROJECT REFERENCE	
PROJECT	
DESCRIPTION OF WORKS	
TOTAL COST	£499,490.56 £20,067.00 £519,557.56
FUNDING SOURCE	
BUDGET PROVISION & PHASING	£402,000.00
ADDITIONAL FUNDING	£117,557.56
REVENUE IMPLICATIONS	
LOCAL AGENDA 21	
EQUAL OPPORTUNITIES	
TENDERS	£499,490.56
RECOMMENDATION	
ALLOWANCES	£20,067.00 £20,067.00
SUB-CONTRACTORS	
BACKGROUND PAPERS	

HOUSING COMMITTEE - 21 AUGUST 2000

CLIENT	Housing		
PROJECT REFERENCE	99-1111		
PROJECT	Douglas and Angus 6th Development (Flats)		
DESCRIPTION OF WORKS	Heating Installation Installation of gas or electric heating to 127 flats at Balmerino Road, Balmoral Gardens, Balmoral Terrace and Balunie Drive		
TOTAL COST	Several Works	£241,841.90	
	Allowances	£73,216.00	
	TOTAL	£315,057.90	
FUNDING SOURCE	Capital		
BUDGET PROVISION & PHASING	2000/2001	£440,000.00	
ADDITIONAL FUNDING	None		
REVENUE IMPLICATIONS	None		
LOCAL AGENDA 21	Where tenants choose gas heating, this will be added to the maintenance programme		
EQUAL OPPORTUNITIES	Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives		
TENDERS	Six invited; five received	<i>Received</i>	<i>Checked</i>
	1 CFM Building Services Ltd, Carluke	£241,841.20	£241,841.90
	2 McGill Electrical Ltd, Dundee	£268,638.87	£268,638.87
	3 Easy Heat Systems, Perth	£293,913.64	£293,913.64
	Highest Tender	£563,939.50	
RECOMMENDATION	Acceptance of lowest tender		
ALLOWANCES	Contingencies		
	Redecoration of elderly tenant's houses		£5,000.00
	Decoration Vouchers		£16,848.00
	Carpet Vouchers		£6,560.00
	Decanting of tenants		£7,500.00
	Gas Connection charges		£5,533.00
	Electric Connection charges		£10,000.00
	Professional Services		£21,775.00
	TOTAL		£73,216.00
SUB-CONTRACTORS	None		
BACKGROUND PAPERS	None		