

REPORT TO: Housing, Dundee Contract Services And Environment Services Committee - 13 September 2010

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 585-2010

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
09-008G	Auchrannie Terrace - New Build Housing	Stewart Milne Construction, Auchterarder	£556,612.28	£593,311.28	£593,312.00
10-530	Various Properties - 3nr - Controlled Entries	McGill Security Ltd., Dundee	£24,861.09	£28,773.09	£86,000.00
09-508C	Camperdown 2nd, 3rd, 4th, 5th, 8th, 9th and 14th Developments - Heating, Kitchens, Bathrooms and Showers	Dundee Contract Services	£1,149,000.00	£1,253,347.00	£1,253,347.00
10-1016	Dryburgh 2nd Development - Heating Only	McGill Electrical Ltd., Dundee	£361,800.00	£401,360.00	£401,360.00
10-1006	City Road 2nd Development - Heating, Kitchens, Bathrooms and Showers	McGill Electrical Ltd., Dundee	£474,500.00	£541,120.00	£541,120.00
10-1011	Craigie 3rd Developments - Heating, Kitchens, Bathrooms and Showers	Dundee Contract Services	£509,300.00	£586,343.00	£586,343.00
10-516	Mid Craigie 4th & Manor Place, Broughty Ferry - Heating, Kitchens, Bathrooms and Showers	McGill Electrical Ltd., Dundee	£343,218.00	£399,104.00	£399,104.00
10-1128	Various Houses - Periodic Electric Testing	McGill Electrical Ltd., Dundee	£57,000.00	£62,700.00	£350,000.00
10-1128A	Various Houses - Periodic Electric Testing	Dundee Contract Services	£57,000.00	£62,700.00	£350,000.00

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 :-
- Report Nr 148-2003 : Partnering Guidelines for Construction Projects
 - Report Nr 356-2009 : Construction Procurement Policy
 - Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architectural Services Officer
1 September 2010

585-2010

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 13 SEPTEMBER 2010

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	09-008G Auchrannie Terrace	10-530 Various Properties - 3nr	09-508C Camperdown 2nd, 3rd, 4th, 5th, 8th, 9th and 14th Developments
DESCRIPTION OF WORKS	New Build Housing The works comprise the construction of 4 Flats comprising 1 x 2 bedroom and 1 x 3 bedroom flats and 1 x 2 bedroom and 1 x 3 bedroom wheelchair accessible flats; including external works, drainage and utilities.	Controlled Entries The works comprise the installation of controlled entry systems and the upgrading of existing systems to 3 tenanted blocks at various locations throughout the city: 9 Hindmarsh Ave, 7 McDonald St, 37 St Ninians Ter. None of the properties are in the demolition programme.	Heating, Kitchens, Bathrooms and Showers The works comprise removal of existing electric heating systems, installation of gas heating systems and new kitchens and bathrooms to 139 houses in Brownhill Place/Street, Liff Place/Terrace/Crescent, Butters Place/Street/Road/Loan, Craigmount Place/Road, Ravenscraig Place/Road, Craigowan Road/Place, Balgarthno Road, Gourdie Crescent/Terrace/Street/Place, Dunholm Terrace/Road and Duncraig Road. None of the properties are in the demolition programme.
TOTAL COST	Several Works Allowances TOTAL	Several Works Allowances TOTAL	Several Works Allowances TOTAL
	£556,612.28 £36,699.00 <u>£593,311.28</u>	£24,861.09 £3,912.00 <u>£28,773.09</u>	£1,149,000.00 £104,347.00 <u>£1,253,347.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2010/2011 and 2011/2012	Capital 2010/2011	Capital 2010/2011
	£593,312.00	£86,000.00	£1,253,347.00
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	Design and build project : 1 Stewart Milne Construction, Auchterarder	Five invited; five received 1 McGill Security Ltd., Dundee 2 Dundee Contracts Services 3 Electroguard Security Systems Highest Tender	Partnering Project Dundee Contract Services
	£556,612.28	£24,861.09 £24,861.09 £28,388.95 £28,388.95 £29,560.40 £29,560.40 £34,754.42	£1,149,000.00
RECOMMENDATION	Acceptance of offer	Acceptance of lowest tender	Acceptance of offer
ALLOWANCES	Planning Permission Building Warrant CDM Co-ordinator) Professional Services) Structural Engineering Services) TOTAL	Electric Connection charges Professional Services TOTAL	Decoration/Carpet Allowances Decanting of tenants Gas Connection charges CDM Co-ordinator Professional Services TOTAL
	£1,160.00 £2,142.00 £33,397.00 <u>£36,699.00</u>	£1,491.00 £2,421.00 <u>£3,912.00</u>	£46,620.00 £1,000.00 £3,121.00 £4,402.00 £49,204.00 <u>£104,347.00</u>
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	Reference is made to Article VI of the meeting of the Housing, Dundee Contract Services and Environment Services Committee held on 7 December 2009 when approval was given to the appointment of preferred contractors to be appointed under the partnership model to deliver the Council Housing New Build Projects.	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 13 SEPTEMBER 2010

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	10-1016	10-1006	10-1011
PROJECT	Dryburgh 2nd Development	City Road 2nd Development	Craigie 3rd Developments
DESCRIPTION OF WORKS	Heating Only The works comprise removal of existing electric heating systems and installation of gas heating systems to 18 houses and boiler replacement only to 76 houses in Dryburgh Crescent, Dryburgh Place, Dryburgh Street, Ettrick Crescent, Langshaw Road, Linton Road, Munro Place, Napier Drive and Napier Place. None of the properties are in the demolition programme.	Heating, Kitchens, Bathrooms and Showers The works comprise removal of existing electric heating systems, installation of gas heating systems and new kitchens and bathrooms to 60 houses in Collington Place and Saggar Place. None of the properties are in the demolition programme.	Heating, Kitchens, Bathrooms and Showers The works comprise removal of existing electric heating systems and installation of gas heating systems to 34 houses, boiler replacement only to 26 houses and new kitchens and bathrooms to 60 houses in Aboyne Avenue and Kemnay Gardens. None of the properties are in the demolition programme.
TOTAL COST	Several Works £361,800.00 Allowances £39,560.00 TOTAL £401,360.00	Several Works £474,500.00 Allowances £66,620.00 TOTAL £541,120.00	Several Works £509,300.00 Allowances £77,043.00 TOTAL £586,343.00
FUNDING SOURCE	Capital 2010/2011 £339,000.00	Capital 2010/2011 £0.00	Capital 2010/2011 £518,000.00
BUDGET PROVISION & PHASING			
ADDITIONAL FUNDING	Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2010/2011 £62,360.00	Project will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2010/2011 £541,120.00	Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2010/2011 £68,343.00
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	Partnering Project McGill Electrical Ltd., Dundee £361,800.00	Partnering Project McGill Electrical Ltd., Dundee £474,500.00	Partnering Project Dundee Contract Services £509,300.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Decoration Allowances £8,320.00 Carpet Allowances £2,240.00 Decanting of tenants £1,000.00 CDM Co-ordinator £2,147.00 Professional Services £25,853.00 TOTAL £39,560.00	Decoration Allowances £10,000.00 Carpet Allowances £2,000.00 Decanting of tenants £2,000.00 Gas Connection charges £28,822.00 CDM Co-ordinator £2,662.00 Professional Services £21,136.00 TOTAL £66,620.00	Decoration Allowances £17,680.00 Carpet Allowances £1,620.00 Decanting of tenants £1,000.00 Gas Connection charges £23,669.00 CDM Co-ordinator £2,765.00 Professional Services £30,309.00 TOTAL £77,043.00
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 13 SEPTEMBER 2010

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	10-516		10-1128		10-1128A	
PROJECT	Mid Craigie 4th & Manor Place, Broughty Ferry Heating, Kitchens, Bathrooms and Showers		Various Houses Periodic Electric Testing		Various Houses Periodic Electric Testing	
DESCRIPTION OF WORKS	The works comprise removal of existing electric heating systems and installation of gas heating systems to 14 houses, boiler replacement only to 44 houses and new kitchens and bathrooms to 58 houses in Manor Place, Ingfield Street, Midmill Road, Westcroft Place and Westcroft Road. None of the properties are in the demolition programme.		The works comprise the periodic testing of the electrical installation in Council housing. This is a statutory requirement and the work includes an allowance for emergency repair work where the safety of tenants is a factor. This is phase 1 of a continuing programme and covers approximately 500 houses in the Menzieshill area. None of the properties are in the demolition programme.		The works comprise the periodic testing of the electrical installation in Council housing. This is a statutory requirement and the work includes an allowance for emergency repair work where the safety of tenants is a factor. This is phase 1 of a continuing programme and covers approximately 500 houses in the Menzieshill area. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£343,218.00	Several Works	£57,000.00	Several Works	£57,000.00
	Allowances	£55,886.00	Allowances	£5,700.00	Allowances	£5,700.00
	TOTAL	£399,104.00	TOTAL	£62,700.00	TOTAL	£62,700.00
FUNDING SOURCE	Capital		Planned Maintenance		Planned Maintenance	
BUDGET PROVISION & PHASING	2010/2011	£392,000.00	2010/2011	£350,000.00	2010/2011	£350,000.00
ADDITIONAL FUNDING	Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2010/2011	£7,104.00	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	Seven invited; seven received		Partnering Project		Partnering Project	
	1 McGill Electrical Ltd., Dundee	£343,214.50 £343,218.00	McGill Electrical Ltd., Dundee	£57,000.00	Dundee Contract Services	£57,000.00
	2 Dundee Contract Services, Dundee	£379,708.11 £378,103.78				
	3 Sidey Ltd., Perth	£425,836.45 £425,209.89				
	Highest Tender	£512,965.04				
RECOMMENDATION	Acceptance of lowest tender		Acceptance of offer		Acceptance of offer	
ALLOWANCES	Redecoration of elderly tenants' houses	£10,000.00	Professional Services	£5,700.00	Professional Services	£5,700.00
	Decoration Allowances	£7,200.00				
	Carpet Allowances	£9,600.00				
	Decanting of tenants	£1,500.00				
	Gas Connection charges	£373.00				
	CDM Co-ordinator	£2,073.00				
	Professional Services	£25,140.00				
	TOTAL	£55,886.00	TOTAL	£5,700.00	TOTAL	£5,700.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		Two pilot projects were carried out at the end of financial year 2009/2010 to establish the level of work involved and to agree a pricing structure which provides value for money. This project is a follow up to the pilot.		Two pilot projects were carried out at the end of financial year 2009/2010 to establish the level of work involved and to agree a pricing structure which provides value for money. This project is a follow up to the pilot.	