

REPORT TO: Housing Committee - 16 October 2000

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 627-2000

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
00-542	Menziesshill 3rd Development - Roof Repairs Phase 1	Andrew Shepherd & Sons Ltd, Forfar	£79,267.40	£89,767.40	£120,000.00
00-544 and 00-541	St Marys 13th Development - Roof Repairs and City Road 1st Development - Roof Repairs Phase 1	Andrew Shepherd & Sons Ltd, Forfar	£134,844.11	£151,187.11	£151,187.11
00-056	Kirkton Housing Office - Alterations	Dundee Contract Services	£49,502.00	£80,764.00	£80,764.00
00-537	Menziesshill 13th Development - External Fabric Repairs	Andrew Shepherd & Sons Ltd, Forfar	£158,215.34	£175,715.34	£175,715.34
99-538	Russell Place: 1, 2 and Wardens Complex - Demolitions and Remedial Works	G & B Building & Civil Eng. Contractors Ltd, Forfar	£20,080.95	£24,030.95	£24,030.95
00-1055	Security Lighting Phase 1 - Wellgate Sheltered Housing	Dundee Contract Services	£7,886.90	£8,486.90	£100,000.00
00-1056	Security Lighting Phase 2 - Craigiebank 3rd Phase 1	Dundee Contract Services	£16,810.18	£18,110.18	£100,000.00
00-1057	Security Lighting Phase 3 - 8/10 Caird Avenue, Boots Lawton Phase 1	Dundee Contract Services	£33,324.12	£35,924.12	£100,000.00
00-1058	Security Lighting Phase 4 - Morven Terrace, Ancrum Place, Toffhill	Dundee Contract Services	£19,027.54	£20,527.54	£100,000.00
99-1105	Corso Street and Peddie Street - Heating Installation and Electrical Upgrading	Dundee Contract Services	£63,930.08	£93,022.08	£93,022.08
99-004	125 Kingsway East - Bedsit Integrations	Andrew Shepherd & Sons Ltd, Forfar	£145,624.22	£172,855.22	£200,000.00
				£870,390.84	

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

11 October 2000

HOUSING COMMITTEE - 16 OCTOBER 2000

CLIENT	Housing	Housing	Housing																														
PROJECT REFERENCE PROJECT	00-542 Menziesshill 3rd Development Roof Repairs Phase 1	00-544 and 00-541 St Marys 13th Development - Roof Repairs City Road 1st Development - Roof Repairs Phase 1	00-056 Kirkton Housing Office Alterations																														
DESCRIPTION OF WORKS	Removing defective roof covering and recovering with new concrete roof tiles to 32 flats at 1-17, 19-29 Etive Place, 547-557 Charleston Drive and 139-159 Leith Walk	Removing defective roof covering and recovering with new concrete roof tiles to 35 houses at 24,26,33,& 44-52 McLean Street and 13 & 14 McLean Place (St Marys) and 12 Houses at 28-30 Tullideph Road (City Road)	Extending existing office accommodation by converting an adjacent former retail unit at Haldane Avenue together with façade upgrade																														
TOTAL COST	<table border="0"> <tr> <td>Several Works</td> <td>£79,267.40</td> </tr> <tr> <td>Allowances</td> <td>£10,500.00</td> </tr> <tr> <td>TOTAL</td> <td>£89,767.40</td> </tr> </table>	Several Works	£79,267.40	Allowances	£10,500.00	TOTAL	£89,767.40	<table border="0"> <tr> <td></td> <td>St Marys</td> <td>City Road</td> <td>Total</td> </tr> <tr> <td>Several Works</td> <td>£101,982.01</td> <td>£32,862.10</td> <td>£134,844.11</td> </tr> <tr> <td>Allowances</td> <td>£11,228.00</td> <td>£5,115.00</td> <td>£16,343.00</td> </tr> <tr> <td>TOTAL</td> <td>£113,210.01</td> <td>£37,977.10</td> <td>£151,187.11</td> </tr> </table>		St Marys	City Road	Total	Several Works	£101,982.01	£32,862.10	£134,844.11	Allowances	£11,228.00	£5,115.00	£16,343.00	TOTAL	£113,210.01	£37,977.10	£151,187.11	<table border="0"> <tr> <td>Several Works</td> <td>£49,502.00</td> </tr> <tr> <td>Allowances</td> <td>£31,262.00</td> </tr> <tr> <td>TOTAL</td> <td>£80,764.00</td> </tr> </table>	Several Works	£49,502.00	Allowances	£31,262.00	TOTAL	£80,764.00		
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FUNDING SOURCE BUDGET PROVISION & PHASING	CFCR 2000/2001 £120,000.00	CFCR 2000/2001 St Marys 13th City Road 1st £100,000.00 £40,000.00	Slippage in Planned Maintenance budget 2000/2001 £80,764.00																														
ADDITIONAL FUNDING	None	Balance met from the overall allowance for roof repairs £11,187.11	None																														
REVENUE IMPLICATIONS	Replacement of existing roof coverings will reduce future maintenance costs leading to revenue savings	Replacement of existing roof coverings will reduce future maintenance costs leading to revenue savings	None																														
LOCAL AGENDA 21	None	None	None																														
EQUAL OPPORTUNITIES	None	None	None																														
TENDERS	<table border="0"> <tr> <td>Six invited; six received</td> <td><i>Received</i></td> <td><i>Checked</i></td> </tr> <tr> <td>1 Andrew Shepherd & Sons Ltd, Forfar</td> <td>£79,267.40</td> <td>£79,267.40</td> </tr> <tr> <td>2 Raynor Roofing Ltd, Dundee</td> <td>£86,954.91</td> <td>£86,954.91</td> </tr> <tr> <td>3 Ward Building Services Ltd, Dundee</td> <td>£91,079.31</td> <td>£91,239.31</td> </tr> <tr> <td>Highest Tender</td> <td>£111,361.43</td> <td></td> </tr> </table>	Six invited; six received	<i>Received</i>	<i>Checked</i>	1 Andrew Shepherd & Sons Ltd, Forfar	£79,267.40	£79,267.40	2 Raynor Roofing Ltd, Dundee	£86,954.91	£86,954.91	3 Ward Building Services Ltd, Dundee	£91,079.31	£91,239.31	Highest Tender	£111,361.43		<table border="0"> <tr> <td>Six invited; six received</td> <td><i>Received</i></td> <td><i>Checked</i></td> </tr> <tr> <td>1 Andrew Shepherd & Sons Ltd, Forfar</td> <td>£134,515.83</td> <td>£134,844.11</td> </tr> <tr> <td>2 Raynor Roofing Ltd, Dundee</td> <td>£148,099.34</td> <td>£148,099.34</td> </tr> <tr> <td>3 Dundee Contract Services</td> <td>£156,936.32</td> <td>£156,936.32</td> </tr> <tr> <td>Highest Tender</td> <td>£277,803.22</td> <td></td> </tr> </table>	Six invited; six received	<i>Received</i>	<i>Checked</i>	1 Andrew Shepherd & Sons Ltd, Forfar	£134,515.83	£134,844.11	2 Raynor Roofing Ltd, Dundee	£148,099.34	£148,099.34	3 Dundee Contract Services	£156,936.32	£156,936.32	Highest Tender	£277,803.22		Negotiated offer: Dundee Contract Services £49,502.00
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RECOMMENDATION	Acceptance of lowest tender	Acceptance of lowest tender	Acceptance of offer																														
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SUB-CONTRACTORS	J M Guild, Forfar Plumber	None	None																														
BACKGROUND PAPERS	None	None	None																														

HOUSING COMMITTEE - 16 OCTOBER 2000

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	00-537		99-538		00-1055	
PROJECT	Menzieshill 13th Development External Fabric Repairs		Russell Place: 1, 2 and Wardens Complex Demolitions and Remedial Works		Security Lighting Phase 1 Wellgate Sheltered Housing	
DESCRIPTION OF WORKS	Renewal of tiled roof coverings and re-rendering of the external walls		Demolition and removal of internal walls and finishes, removal of electrical and plumbing installations and the installation of external land drain		Installation of new security lighting to sheltered housing	
TOTAL COST	Several Works	£158,215.34	Several Works	£20,080.95	Several Works	£7,886.90
	Allowances	£17,500.00	Allowances	£3,950.00	Allowances	£600.00
	TOTAL	£175,715.34	TOTAL	£24,030.95	TOTAL	£8,486.90
FUNDING SOURCE	CFCR		Slippage in overall capital programme		Planned Maintenance	
BUDGET PROVISION & PHASING	2000/2001		2000/2001		2000/2001	
		£150,000.00		£24,030.95		£100,000.00
ADDITIONAL FUNDING	The balance will be met from the overall allowance for render repairs		None		None	
		£25,715.34				
REVENUE IMPLICATIONS	The renewal of the rendering will reduce future maintenance costs and lead to revenue savings		None		None	
LOCAL AGENDA 21	None		None		The lighting will increase security for tenants and reduce fear of crime	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	Five invited; four received	<i>Received</i>	<i>Checked</i>	Six invited; five received	<i>Received</i>	<i>Checked</i>
	1 Andrew Shepherd & Sons Ltd, Forfar	£158,173.78	£158,215.34	1 G & B Building & Civil Eng. Contractors Ltd, Forfar	£20,080.95	£20,080.95
	2 Ward Building Services Ltd	£169,841.80	£169,949.50	2 George Martin (Builders) Ltd, Dundee	£22,787.50	£22,972.50
	3 Taycon Construction Ltd	£201,709.19	£201,709.19	3 Hall & Tawse Ltd, Dundee	£25,751.90	£25,751.90
	Highest Tender	£250,607.73		Highest Tender	£37,956.97	
RECOMMENDATION	Acceptance of lowest tender		Acceptance of lowest tender		Acceptance of offer	
ALLOWANCES	Contingencies	£4,000.00	Professional Services	£3,950.00	Professional Services	£600.00
	Professional Services	£13,500.00				
	TOTAL	£17,500.00	TOTAL	£3,950.00	TOTAL	£600.00
SUB-CONTRACTORS	J M Guild, Forfar	Plumber	J Barnett, Dundee	Plaster	None	
	G & M Electrical, Forfar	Electrical	I S McKenna, Kirriemuir	Electrical		
BACKGROUND PAPERS	None		None		None	

HOUSING COMMITTEE - 16 OCTOBER 2000

CLIENT	Housing	Housing	Housing																		
PROJECT REFERENCE	00-1056	00-1057	00-1058																		
PROJECT	Security Lighting Phase 2 Craigiebank 3rd Phase 1	Security Lighting Phase 3 8/10 Caird Avenue, Boots Lawton Phase 1	Security Lighting Phase 4 Morven Terrace, Ancrum Place, Toftmill																		
DESCRIPTION OF WORKS	Installation of new security lighting	Installation of new security lighting	Installation of new security lighting																		
TOTAL COST	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Several Works</td> <td style="text-align: right;">£16,810.18</td> </tr> <tr> <td>Allowances</td> <td style="text-align: right;">£1,300.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;"><u>£18,110.18</u></td> </tr> </table>	Several Works	£16,810.18	Allowances	£1,300.00	TOTAL	<u>£18,110.18</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Several Works</td> <td style="text-align: right;">£33,324.12</td> </tr> <tr> <td>Allowances</td> <td style="text-align: right;">£2,600.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;"><u>£35,924.12</u></td> </tr> </table>	Several Works	£33,324.12	Allowances	£2,600.00	TOTAL	<u>£35,924.12</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Several Works</td> <td style="text-align: right;">£19,027.54</td> </tr> <tr> <td>Allowances</td> <td style="text-align: right;">£1,500.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;"><u>£20,527.54</u></td> </tr> </table>	Several Works	£19,027.54	Allowances	£1,500.00	TOTAL	<u>£20,527.54</u>
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FUNDING SOURCE	Planned Maintenance	Planned Maintenance	Planned Maintenance																		
BUDGET PROVISION & PHASING	2000/2001 £100,000.00	2000/2001 £100,000.00	2000/2001 £100,000.00																		
ADDITIONAL FUNDING	None	None	None																		
REVENUE IMPLICATIONS	None	None	None																		
LOCAL AGENDA 21	The lighting will increase security for tenants and reduce fear of crime	The lighting will increase security for tenants and reduce fear of crime	The lighting will increase security for tenants and reduce fear of crime																		
EQUAL OPPORTUNITIES	None	None	None																		
TENDERS	Negotiated offer: Dundee Contract Services £16,810.18	Negotiated offer: Dundee Contract Services £33,324.12	Negotiated offer: Dundee Contract Services £19,027.54																		
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ALLOWANCES	Professional Services £1,300.00	Professional Services £2,600.00	Professional Services £1,500.00																		
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SUB-CONTRACTORS	None	None	None																		
BACKGROUND PAPERS	None	None	None																		

HOUSING COMMITTEE - 16 OCTOBER 2000

CLIENT	Housing	Housing																										
PROJECT REFERENCE	99-1105	99-004																										
PROJECT	Corso Street and Peddie Street Heating Installation and Electrical Upgrading	125 Kingsway East Bedsit Integrations																										
DESCRIPTION OF WORKS	Electrical upgrading and provision of new gas or electric heating installation to 17 flats and replacement radiators to 2 other flats	Conversion of sixteen one bedroom flats into four 3 bedroom flats and two 5 bedroom houses																										
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FUNDING SOURCE	Capital	Planned Maintenance																										
BUDGET PROVISION & PHASING	2000/2001 £81,000.00	2000/2001 £150,000.00 2001/2002 £50,000.00																										
ADDITIONAL FUNDING	Balance met from the overall allowance for heating and electrical upgrading £12,022.08	None																										
REVENUE IMPLICATIONS	Where tenants choose gas heating, this will require to be added to the maintenance programme																											
LOCAL AGENDA 21	Heating is being installed in flats which have previously benefitted from the installation of double glazing thus meeting energy efficiency objectives	Installing energy efficient heating in newly formed flats																										
EQUAL OPPORTUNITIES	None	None																										
TENDERS	Negotiated offer: Dundee Contract Services £63,930.08	Six invited; six received <i>Checked</i> 1 Hall & Tawse Ltd, Dundee <i>withdrawn</i> 2 Andrew Shepherd & Sons Ltd, Forfar £145,624.22 3 Taycon Construction Ltd, Dundee £151,081.22 Highest Tender Offer from Hall & Tawse Ltd contained rating errors and contractor asked to withdraw																										
RECOMMENDATION	Acceptance of offer	Acceptance of lowest valid tender																										
ALLOWANCES	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Redecoration of elderly tenant's houses</td> <td style="text-align: right;">£9,600.00</td> </tr> <tr> <td>Decoration Vouchers</td> <td style="text-align: right;">£1,852.00</td> </tr> <tr> <td>Carpet Vouchers</td> <td style="text-align: right;">£820.00</td> </tr> <tr> <td>Decanting of tenants</td> <td style="text-align: right;">£2,000.00</td> </tr> <tr> <td>Gas Connection charges</td> <td style="text-align: right;">£3,610.00</td> </tr> <tr> <td>Electric Connection charges</td> <td style="text-align: right;">£2,000.00</td> </tr> <tr> <td>Professional Services</td> <td style="text-align: right;">£9,210.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£29,092.00</td> </tr> </table>	Redecoration of elderly tenant's houses	£9,600.00	Decoration Vouchers	£1,852.00	Carpet Vouchers	£820.00	Decanting of tenants	£2,000.00	Gas Connection charges	£3,610.00	Electric Connection charges	£2,000.00	Professional Services	£9,210.00	TOTAL	£29,092.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Gas Connection charges</td> <td style="text-align: right;">£1,200.00</td> </tr> <tr> <td>Electric Connection charges</td> <td style="text-align: right;">£4,500.00</td> </tr> <tr> <td>Building Warrant</td> <td style="text-align: right;">£1,031.00</td> </tr> <tr> <td>Professional Services</td> <td style="text-align: right;">£20,500.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£27,231.00</td> </tr> </table>	Gas Connection charges	£1,200.00	Electric Connection charges	£4,500.00	Building Warrant	£1,031.00	Professional Services	£20,500.00	TOTAL	£27,231.00
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