

REPORT TO: Housing Committee - 15 October 2001

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 639-2001

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
01-619	Maxwelltown MSD, Carnegie Tower - Fabric Repairs	Muirfield (Contracts) Ltd, Dundee	£133,392.01	£146,262.01	£146,262.01
01-618	Whorterbank MSD, Ancrum Court - Fabric Repairs	Forman Construction Ltd, Dundee	£95,573.00	£106,288.00	£106,288.00
01-620	Kirk Street MSD, Elders Court - Fabric Repairs	Forman Construction Ltd, Dundee	£77,508.45	£87,263.45	£87,263.45
01-569	Menziesshill 8th Development, - Fabric Repairs	Andrew Shepherd & Sons Ltd, Forfar	£63,179.06	£69,234.06	£80,000.00
01-593	West Kirkton BISF - Window Replacement	Dundee Contract Services	£204,139.27	£211,479.27	£211,479.27
01-1017	Craigie Drive 3rd Development - Heating Replacement and Electrical Upgrading	McGill Electrical Ltd, Dundee	£123,883.77	£216,461.31	£305,000.00
01-525	1-3 Craighill Court and 155A-1545B Pitkerro Road - Roughcast Repairs	Andrew Shepherd & Sons Ltd, Forfar	£41,734.00	£46,902.00	£46,902.00
01-615	59-69 Hilltown - Roof Renewal	Raynor Building Services Ltd, Dundee	£50,803.67	£57,470.67	£57,470.67

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
8 October 2001

HOUSING COMMITTEE - 15 OCTOBER 2001

CLIENT	Housing			Housing			Housing		
PROJECT REFERENCE	01-619			01-618			01-620		
PROJECT	Maxwelltown MSD, Carnegie Tower			Whorterbank MSD, Ancrum Court			Kirk Street MSD, Elders Court		
DESCRIPTION OF WORKS	Fabric Repairs Inspection and repair of the external fabric comprising structural concrete frame, facing brickwork and roughcasted panels			Fabric Repairs Inspection and repair of the external fabric comprising structural concrete frame, facing brickwork and roughcasted panels			Fabric Repairs Inspection and repair of the external fabric comprising structural concrete frame, facing brickwork and roughcasted panels		
TOTAL COST	Several Works	£133,392.01		Several Works	£95,573.00		Several Works		
	Allowances	£12,870.00		Allowances	£10,715.00		Allowances		
	TOTAL	£146,262.01		TOTAL	£106,288.00		TOTAL		
FUNDING SOURCE	Capital			Capital			Capital		
BUDGET PROVISION & PHASING	2001/2002 - to be met from the overall allowance of £335,000 for fabric repairs at multi-storey developments			2001/2002 - to be met from the overall allowance of £335,000 for fabric repairs at multi-storey developments			2001/2002 - to be met from the overall allowance of £335,000 for fabric repairs at multi-storey developments		
ADDITIONAL FUNDING	None			None			None		
REVENUE IMPLICATIONS	None			None			None		
LOCAL AGENDA 21	None			None			None		
EQUAL OPPORTUNITIES	None			None			None		
TENDERS	Five invited; three received	<i>Received</i>	<i>Checked</i>	Five invited; three received	<i>Received</i>	<i>Checked</i>	Five invited; three received	<i>Received</i>	
	1 Muirfield (Contracts) Ltd, Dundee	£133,392.01	£133,392.01	1 Forman Construction Ltd, Dundee	£95,573.00	£95,573.00	1 Forman Construction Ltd, Dundee	£77,508.45	
	2 Forman Construction Ltd, Dundee	£137,135.94	£137,135.94	2 Andrew Shepherd & Sons Ltd, Forfar	£105,655.00	£104,905.00	2 Muirfield (Contracts) Ltd, Dundee	£84,412.80	
	3 Andrew Shepherd & Sons Ltd, Forfar	£159,876.00	£159,876.00	3 Muirfield (Contracts) Ltd, Dundee	£126,760.83	£126,773.33	3 Andrew Shepherd & Sons Ltd, Forfar	£90,320.00	
							Highest Tender		
RECOMMENDATION	Acceptance of lowest tender			Acceptance of lowest tender			Acceptance of lowest tender		
ALLOWANCES	Professional Services	£11,870.00		Professional Services	£9,715.00		Professional Services		
	Structural Engineering Services	£1,000.00		Structural Engineering Services	£1,000.00		Structural Engineering Services		
	TOTAL	£12,870.00		TOTAL	£10,715.00		TOTAL		
SUB-CONTRACTORS	T S Sealants Ltd, Kirkcaldy Mastic Pointing			Caledonian Sealants, Glasgow Mastic Pointing			Caledonian Sealants, Glasgow		
BACKGROUND PAPERS	None			None			None		

HOUSING COMMITTEE - 15 OCTOBER 2001

CLIENT		Housing		Housing		Housing
PROJECT REFERENCE PROJECT		01-569 Menzieshill 8th Development,		01-593 West Kirkton BISF		01-1017 Craigie Drive 3rd Development
DESCRIPTION OF WORKS		Fabric Repairs Render repairs at 36,38,40,52,58,64 and 68 Thurso Crescent		Window Replacement New PVC double glazed windows to 55 houses		Heating Replacement and Electrical Upgrading Installation of gas or electric heating and electrical upgrading to 32 houses at Brington Place, Southampton Place and Road and Craigie Drive
TOTAL COST	£77,508.45 £9,755.00 <u>£87,263.45</u>	Several Works Allowances TOTAL	£63,179.06 £6,055.00 <u>£69,234.06</u>	Several Works Allowances TOTAL	£204,139.27 £7,340.00 <u>£211,479.27</u>	Several Works Allowances TOTAL
FUNDING SOURCE BUDGET PROVISION & PHASING	£87,263.45	Capital Funded from Current Revenue 2001/2002	£80,000.00	Capital 2001/2002	£180,000.00	Capital 2001/2002
ADDITIONAL FUNDING		None		Balance met from the overall allowance for window replacements	£31,479.27	None
REVENUE IMPLICATIONS		None		None		Where tenants choose gas heating, this will require to be added to the gas maintenance programme
LOCAL AGENDA 21		None		Improve energy efficiency and reduce cyclical maintenance		Heating is being installed in houses which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives
EQUAL OPPORTUNITIES		None		None		None
TENDERS	<i>Checked</i> £77,508.45 £84,412.80 £90,320.80	Five invited; five received 1 Andrew Shepherd & Sons Ltd, Forfar 2 Muirfield (Contracts) Ltd, Dundee 3 Ward Building Services Ltd, Dundee Highest Tender	<i>Received</i> £63,183.05 £67,460.60 £69,660.79 £89,901.98	<i>Checked</i> £63,179.06 £67,460.60 £69,660.79	Negotiated offer: 1 Dundee Contract Services £204,139.27	Six invited; four received 1 McGill Electrical Ltd, Dundee 2 CFM Building Services Ltd, Carluke 3 Easy Heat Systems Ltd, Perth Highest Tender
RECOMMENDATION		Acceptance of lowest tender		Acceptance of offer		Acceptance of lowest tender
ALLOWANCES	£8,755.00 £1,000.00 <u>£9,755.00</u>	Professional Services TOTAL	£6,055.00 <u>£6,055.00</u>	Professional Services TOTAL	£7,340.00 <u>£7,340.00</u>	Redecoration of elderly tenants' houses Decoration Vouchers Carpet Vouchers Decanting of tenants Gas Connection charges Electric Connection charges Professional Services TOTAL
SUB-CONTRACTORS	Mastic Pointing	None		None		John Lawrie (Demolition) Ltd, Aberdeen
BACKGROUND PAPERS		None		None		None

HOUSING COMMITTEE - 15 OCTOBER 2001

CLIENT		Housing		Housing				
PROJECT REFERENCE		01-525		01-615				
PROJECT		1-3 Craighill Court and 155A-1545B Pitkerrero Road Roughcast Repairs		59-69 Hilltown Roof Renewal				
DESCRIPTION OF WORKS		Hammer testing of rendered surfaces and subsequent rendering repair work and associated builders work		Renewal of roof coverings at 59-69 Hilltown and roughcast encapsulation of the adjoining gable of 73 Hilltown				
TOTAL COST		Several Works Allowances TOTAL	£123,883.77 £92,577.54 <u>£216,461.31</u>	Several Works Allowances TOTAL				
				£41,734.00 £5,168.00 <u>£46,902.00</u>				
				£50,803.67 £6,667.00 <u>£57,470.67</u>				
FUNDING SOURCE		Capital Funded from Current Revenue 2000/2001		Planned Maintenance (urgent roof repairs) 2001/2002				
BUDGET PROVISION & PHASING	£305,000.00		£40,000.00	£57,470.67				
ADDITIONAL FUNDING		Balance met from the overall allowance for roughcast repairs	£6,902.00	None				
REVENUE IMPLICATIONS		None		None				
LOCAL AGENDA 21		None		None				
EQUAL OPPORTUNITIES		None		None				
TENDERS	<i>Received</i> £122,629.89 £168,651.60 £174,693.05 £185,337.54	<i>Checked</i> £123,883.77 £162,671.80 £174,560.85	Four invited; four received 1 Andrew Shepherd & Sons Ltd, Forfar 2 Muirfield (Contacts) Ltd, Dundee 3 Ward building Services Ltd, Dundee Highest Tender	<i>Received</i> £41,734.00 £45,281.14 £49,087.76 £53,405.64	<i>Checked</i> £41,734.00 £45,281.14 £49,087.76	Four invited; four received 1 Raynor Building Services Ltd, Dundee 2 Andrew Shepherd & Sons Ltd, Forfar 3 Ward Building Services Ltd, Dundee Highest Tender	<i>Received</i> £50,803.67 £52,905.35 £61,967.70 £67,393.05	<i>Checked</i> £50,803.67 £52,904.88 £61,967.70
RECOMMENDATION		Acceptance of lowest tender		Acceptance of lowest tender				
ALLOWANCES		Professional Services TOTAL	£30,000.00 £2,000.00 £500.00 £10,000.00 £17,792.54 £16,000.00 £16,285.00 <u>£92,577.54</u>	Professional Services TOTAL	£5,168.00 <u>£5,168.00</u>	Professional Services TOTAL	£6,667.00 <u>£6,667.00</u>	
SUB-CONTRACTORS	Asbestos Removal	G & M Electrical, Forfar JM Guild, Forfar	Electrical Plumbing	None				
BACKGROUND PAPERS		None		None				