

**REPORT TO: Housing Committee - 16 September 2002**

**REPORT ON: Tenders Received**

**REPORT BY: City Architectural Services Officer**

**REPORT NO: 647-2002**

## **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:

<b>Project Reference</b>	<b>Project</b>	<b>Contractor</b>	<b>Tender Amount</b>	<b>Total Amount</b>	<b>Finance Available</b>
02-578	Craigiebank 3rd Development - Pitched Roof Repairs Phase 2	Andrew Shepherd & Sons Ltd, Forfar	£121,338.95	£134,310.95	£135,000.00
02-582	Whorterbank MSD: Burnside Court - Fabric Repairs	Forman Construction Ltd, Dundee	£91,735.17	£100,707.17	£100,707.17
02-583	Dallfield MSD: Hilltown Court and Dallfield Court - Fabric Repairs	Forman Construction Ltd, Dundee	£132,550.88	£144,009.88	£144,009.88
02-555	Menzieshill 7th Development: 37-39 and 255-257 Tweed Crescent - Bed-Sit Integrations 2002/2003	Dundee Contract Services	£46,904.00	£57,010.00	£75,000.00
02-2305	12-16 Union Street, Dundee - Repairs Notice in Default	George Martin Ltd, Dundee	£92,424.70	£104,924.70	£104,924.70
02-580	Menzieshill 11th Development - Roof and Render Repairs	Andrew Shepherd & Sons Ltd, Forfar	£478,775.15	£510,600.15	£525,000.00
02-1004	Milnbank Road Development - Heating Installation and Electrical Upgrading	Domestic Plumbing & Heating Ltd, Dundee	£48,752.05	£91,983.05	£102,000.00

## **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.

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**John T P Porter**  
**City Architectural Services Officer**  
**6 September 2002**

HOUSING COMMITTEE - 16 SEPTEMBER 2002

CLIENT	Housing			Housing			Housing		
<b>PROJECT REFERENCE</b>	02-578			02-582			02-583		
<b>PROJECT</b>	Craigiebank 3rd Development			Whorterbank MSD: Burnside Court			Dallfield MSD: Hilltown Court and Dallfield Court		
<b>DESCRIPTION OF WORKS</b>	Pitched Roof Repairs Phase 2 Replacement of existing roof coverings to eight blocks each containing four flats at Gannochie Terrace, Craigie Avenue and Noran Avenue			Fabric Repairs Inspection and repair of the external fabric comprising structural concrete frame, facing brickwork and roughcasted brick panels			Fabric Repairs Inspection and repair of the external fabric comprising structural concrete frame, facing brickwork and roughcasted brick panels		
<b>TOTAL COST</b>	Several Works	£121,338.95		Several Works	£91,735.17		Several Works	£132,550.88	
	Allowances	£12,972.00		Allowances	£8,972.00		Allowances	£11,459.00	
	<b>TOTAL</b>	<b>£134,310.95</b>		<b>TOTAL</b>	<b>£100,707.17</b>		<b>TOTAL</b>	<b>£144,009.88</b>	
<b>FUNDING SOURCE</b>	Capital			Capital - allowance of £300,000 for various MSD fabric repairs			Capital - allowance of £300,000 for various MSD fabric repairs		
<b>BUDGET PROVISION &amp; PHASING</b>	2002/2003	£135,000.00		2002/2003	£100,707.17		2002/2003	£144,009.88	
<b>ADDITIONAL FUNDING</b>	None			None			None		
<b>REVENUE IMPLICATIONS</b>	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings			None			None		
<b>LOCAL AGENDA 21</b>	None			None			None		
<b>EQUAL OPPORTUNITIES</b>	None			None			None		
<b>TENDERS</b>	Five invited; five received	<i>Received</i>	<i>Checked</i>	Four invited; three received	<i>Received</i>	<i>Checked</i>	Four invited; three received	<i>Received</i>	<i>Checked</i>
	1 Andrew Shepherd & Sons Ltd, Forfar	£121,339.60	£121,338.95	1 Forman Construction Ltd, Dundee	£91,735.17	£91,735.17	1 Forman Construction Ltd, Dundee	£132,540.88	£132,550.88
	2 Dundee Contract Services	£129,341.62	£129,341.62	2 Andrew Shepherd & Sons Ltd, Forfar	£110,523.21	£110,523.21	2 Andrew Shepherd & Sons Ltd, Forfar	£156,109.53	£156,109.53
	3 Raynor Roofing Ltd., Dundee	£133,970.09	£133,969.09	3 Muirfield (Contracts) Ltd, Dundee	£136,540.73	£136,486.01	3 Muirfield (Contracts) Ltd, Dundee	£198,518.33	£198,518.33
	Highest Tender	£167,739.93							
<b>RECOMMENDATION</b>	Acceptance of lowest tender			Acceptance of lowest tender			Acceptance of lowest tender		
<b>ALLOWANCES</b>	Professional Services	£12,972.00		Professional Services	£8,472.00		Professional Services	£10,959.00	
	Structural Engineering Services			Structural Engineering Services	£500.00		Structural Engineering Services	£500.00	
	<b>TOTAL</b>	<b>£12,972.00</b>		<b>TOTAL</b>	<b>£8,972.00</b>		<b>TOTAL</b>	<b>£11,459.00</b>	
<b>SUB-CONTRACTORS</b>	James Lamond & Sons, Brechin	Plumber		Caledonian Sealant Systems, Glasgow	Mastic Pointing		Caledonian Sealant Systems, Glasgow	Mastic Pointing	
<b>BACKGROUND PAPERS</b>	None			None			None		

HOUSING COMMITTEE - 16 SEPTEMBER 2002

CLIENT	Housing	Housing	Housing
<b>PROJECT REFERENCE</b>	02-555	02-2305	02-580
<b>PROJECT</b>	Menzieshill 7th Development: 37-39 and 255-257 Tweed Crescent Bed-Sit Integrations 2002/2003	12-16 Union Street, Dundee	Menzieshill 11th Development
<b>DESCRIPTION OF WORKS</b>	Conversion of four 1 bedroom ground floor flats into two 2 bedroom flats	Repairs Notice in Default Common repairs to the existing tenement block	Roof and Render Repairs Renewal of flat and monopitch roof coverings, replacement of damp-proof courses and concrete, hammer testing of rendered surfaces and subsequent render repair work to six blocks in Yarrow Terrace
<b>TOTAL COST</b>	Several Works £46,904.00 Allowances £10,106.00 TOTAL <u>£57,010.00</u>	Several Works £92,424.70 Allowances £12,500.00 TOTAL <u>£104,924.70</u>	Several Works £478,775.15 Allowances £31,825.00 TOTAL <u>£510,600.15</u>
<b>FUNDING SOURCE</b>	Planned Maintenance	This expenditure can be met from revenue and is recoverable from the owners concerned	Capital Funded from Current Revenue
<b>BUDGET PROVISION &amp; PHASING</b>	2002/2003 £75,000.00	2002/2003 £104,924.70	2002/2003 £525,000.00
<b>ADDITIONAL FUNDING</b>	None	None	None
<b>REVENUE IMPLICATIONS</b>	None	None	The renewal of the roofs and render repairs will reduce future maintenance costs and lead to revenue savings
<b>LOCAL AGENDA 21</b>	Installing energy efficient heating in newly formed 3 apartment flat	None	None
<b>EQUAL OPPORTUNITIES</b>	None	None	None
<b>TENDERS</b>	Negotiated offer: 1 Dundee Contract Services £46,904.00	Six invited; four received 1 George Martin Ltd, Dundee £93,098.56 2 WH Brown Construction (Dundee) Ltd, Dundee £97,956.36 3 Torith Ltd, Dundee £108,503.97 Highest Tender £129,224.93	Four invited; four received 1 Andrew Shepherd & Sons Ltd, Forfar £478,775.15 2 Muirfield (Contracts) Ltd, Dundee £532,987.14 3 Ward Building Services Ltd, Dundee £584,457.65 Highest Tender £594,727.18
<b>RECOMMENDATION</b>	Acceptance of offer	Acceptance of lowest tender	Acceptance of lowest tender
<b>ALLOWANCES</b>	Gas Connection charges £500.00 Electric Connection charges £1,000.00 Building Warrant £700.00 Professional Services £7,306.00 Structural Engineering Services £600.00  TOTAL <u>£10,106.00</u>	Professional Services £12,500.00  TOTAL <u>£12,500.00</u>	Professional Services £31,825.00  TOTAL <u>£31,825.00</u>
<b>SUB-CONTRACTORS</b>	None	Alliance Timber Preservation, Abernethy Preservation McGill, Dundee Plumbing	Alliance Electrical Services Ltd, Forfar Electrical GS Whyte, Monifieth Plumber
<b>BACKGROUND PAPERS</b>	None	Housing Committee 21 August 2000	None

**HOUSING COMMITTEE - 16 SEPTEMBER 2002**

<b>CLIENT</b>	Housing		
<b>PROJECT REFERENCE</b>	02-1004		
<b>PROJECT</b>	Milnbank Road Development		
<b>DESCRIPTION OF WORKS</b>	Heating Installation and Electrical Upgrading Electrical upgrading and provision of gas or electric central heating to thirteen flats at 7, 8, 9, 10, 12 and 14 Bankmill Road		
<b>TOTAL COST</b>	Several Works	£48,752.05	
	Allowances	£43,231.00	
	TOTAL		<u>£91,983.05</u>
<b>FUNDING SOURCE</b>	Capital		
<b>BUDGET PROVISION &amp; PHASING</b>	2002/2003		£102,000.00
<b>ADDITIONAL FUNDING</b>	None		
<b>REVENUE IMPLICATIONS</b>	None		
<b>LOCAL AGENDA 21</b>	None		
<b>EQUAL OPPORTUNITIES</b>	None		
<b>TENDERS</b>	Six invited; six received	<i>Received</i>	<i>Checked</i>
	1 Domestic Plumbing & Heating Ltd, Dundee	£48,752.05	£48,752.05
	2 McGill Electrical Ltd, Dundee	£49,103.96	£49,103.96
	3 British Gas plc Scotland, Uddingston	£52,736.28	£53,023.46
	Highest Tender	£55,258.49	
<b>RECOMMENDATION</b>	Acceptance of lowest tender		
<b>ALLOWANCES</b>	Redecoration of elderly tenant's houses		£4,000.00
	Decoration Vouchers		£3,600.00
	Carpet Vouchers		£610.00
	Decanting of tenants		£4,500.00
	Gas Connection charges		£15,204.00
	Electric Connection charges		£6,479.00
	Professional Services		£8,838.00
	TOTAL		<u>£43,231.00</u>
<b>SUB-CONTRACTORS</b>	Kingsway Electrical Contractors Ltd, Dundee		Electrical
<b>BACKGROUND PAPERS</b>	None		