

REPORT TO: Housing Committee - 19 December 2005

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 739-2005

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
05-612	Menzieshill MSD - Balgay & Gowrie Courts Fabric Repairs	Castle Contracting Ltd., Auchterarder	£277,886.90	£297,002.90	£628,493.90
05-613	Maxwelltown MSD and Whorterbank MSD - Fabric Inspections	Castle Contracting Ltd., Auchterarder	£28,147.00	£31,491.00	£31,491.00
05-587	Linlathen 1st Development - Pitched Roof Replacement - Phase 1	Dundee Contract Services	£337,000.00	£375,000.00	£375,000.00
05-528	Magdalen Kirkton 3rd Development - Solar Installation - Phase 2	Dundee Contract Services	£328,585.34	£351,494.34	£351,494.34
05-1208	Baluniefield Sheltered Housing Complex - Replacement Fire Alarm, Warden Call and Controlled Entry Systems	McGill Electrical Ltd., Dundee	£71,622.00	£95,151.00	£100,000.00
05-1144	12 & 19 Clepington Street - Heating Installation and Refurbishment of Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£198,500.00	£246,857.00	£246,857.00

FINANCIAL IMPLICATIONS

The Depute Chief Executive (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 and the Chief Executive and the Depute Chief Executives (Support Services) and (Finance) have also been consulted in the preparation of this report.

BACKGROUND PAPERS

Unless stated otherwise on the attached sheets, there are no background papers.

FURTHER INFORMATION

Detailed information relating to the above Tenders is included on the attached sheets.

John T P Porter
City Architectural Services Officer
12 December 2005

739-2005

HOUSING COMMITTEE - 19 DECEMBER 2005

CLIENT	Housing		Housing
PROJECT REFERENCE PROJECT	05-612 Menziesshill MSD - Balgay & Gowrie Courts Fabric Repairs		05-613 Maxwelltown MSD and Whorterbank MSD Fabric Inspections
DESCRIPTION OF WORKS	The inspection and repair of the external fabric comprising concrete frame, facing brick and roughcasted brick panels. None of the properties are in the demolition programme.		The inspection and reporting only of the external fabric comprising concrete frame, facing brick and roughcasted brick panels. Although both these properties are at risk of demolition the inspections are deemed necessary for public safety.
TOTAL COST	Several Works £277,886.90 Allowances £19,116.00 TOTAL £297,002.90		Several Works £28,147.00 Allowances £3,344.00 TOTAL £31,491.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Planned maintenance (MSD Fabric repairs) 2005/2006 £300,000.00 Less committed for project no. 05-613 £31,491.00 £268,509.00		Planned maintenance (MSD Fabric repairs) 2005/2006 £31,491.00
ADDITIONAL FUNDING	Balance met from the overall allowances within the Planned Maintenance budget £28,493.90		None
REVENUE IMPLICATIONS	None		None
LOCAL AGENDA 21	None		None
EQUAL OPPORTUNITIES	None		None
TENDERS	Three invited; three received 1 Castle Contracting Ltd., Auchterarder £257,477.00 2 Forman Construction Ltd., Dundee £280,548.34 3 MacKenzie Construction Ltd., Glasgow £309,950.11	<i>Received</i> £277,886.90 <i>Checked</i> £280,548.34 £309,950.11	Three invited; three received 1 Castle Contracting Ltd., Auchterarder £27,727.00 2 Forman Construction Ltd., Dundee £28,665.40 3 MacKenzie Construction Ltd., Glasgow £28,852.42
RECOMMENDATION	Acceptance of lowest tender		Acceptance of lowest tender
ALLOWANCES	Planning Supervisor £1,832.00 Professional Services £17,284.00 TOTAL £19,116.00		Planning Supervisor £373.00 Professional Services £2,971.00 TOTAL £3,344.00
SUB-CONTRACTORS	None		None
BACKGROUND PAPERS	None		None

HOUSING COMMITTEE - 19 DECEMBER 2005

CLIENT	Housing	Housing														
PROJECT REFERENCE PROJECT	05-587 Linlathen 1st Development Pitched Roof Replacement - Phase 1	05-528 Magdalen Kirkton 3rd Development Solar Installation - Phase 2														
DESCRIPTION OF WORKS	Renewal of tile roof coverings and sundry repair works to 21 cottages and 3 blocks of flats at Armour Place, Blacklock Crescent, Doon Terrace, Fountainbleau Drive, Pitkerro Road and Rowantree Crescent. None of the properties are in the demolition programme.	Renewal of roof coverings and installation of solar heating and ventilation to 22 terraced houses at Balmuir Place and Helmsdale Avenue. None of the houses are in the demolition programme.														
TOTAL COST	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Several Works</td> <td style="text-align: right;">£337,000.00</td> </tr> <tr> <td>Allowances</td> <td style="text-align: right;">£38,000.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£375,000.00</td> </tr> </table>	Several Works	£337,000.00	Allowances	£38,000.00	TOTAL	£375,000.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Several Works</td> <td style="text-align: right;">£328,585.34</td> </tr> <tr> <td>Allowances</td> <td style="text-align: right;">£22,909.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£351,494.34</td> </tr> </table>	Several Works	£328,585.34	Allowances	£22,909.00	TOTAL	£351,494.34		
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FUNDING SOURCE BUDGET PROVISION & PHASING	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Capital Roofing 2005/2006</td> <td style="text-align: right;">£57,000.00</td> </tr> <tr> <td>Roofing 2006/2007</td> <td style="text-align: right;">£300,000.00</td> </tr> <tr> <td>Window replacement 2005/2006</td> <td style="text-align: right;">£18,000.00</td> </tr> </table>	Capital Roofing 2005/2006	£57,000.00	Roofing 2006/2007	£300,000.00	Window replacement 2005/2006	£18,000.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Capital 2005/2006</td> <td style="text-align: right;">£127,000.00</td> </tr> <tr> <td>2006/2007</td> <td style="text-align: right;">£188,000.00</td> </tr> </table>	Capital 2005/2006	£127,000.00	2006/2007	£188,000.00				
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ADDITIONAL FUNDING	None	Balance met from the overall budget for roof repairs in the Housing capital estimates £36,494.34														
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.	The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.														
LOCAL AGENDA 21	None	The use of solar heating is in line with the Council's policies on renewable energy and sustainability.														
EQUAL OPPORTUNITIES	None	None														
TENDERS	To be negotiated at an amount not exceeding: 1 Dundee Contract Services £337,000.00	Negotiated offer 1 Dundee Contract Services £328,585.34														
RECOMMENDATION	Acceptance of offer	Acceptance of offer														
ALLOWANCES	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Allowance for window head detail renewals</td> <td style="text-align: right;">£18,000.00</td> </tr> <tr> <td>Planning Supervisor</td> <td style="text-align: right;">£2,068.00</td> </tr> <tr> <td>Professional Services</td> <td style="text-align: right;">£17,932.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£38,000.00</td> </tr> </table>	Allowance for window head detail renewals	£18,000.00	Planning Supervisor	£2,068.00	Professional Services	£17,932.00	TOTAL	£38,000.00	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Planning Supervisor</td> <td style="text-align: right;">£2,034.00</td> </tr> <tr> <td>Professional Services</td> <td style="text-align: right;">£20,875.00</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">£22,909.00</td> </tr> </table>	Planning Supervisor	£2,034.00	Professional Services	£20,875.00	TOTAL	£22,909.00
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SUB-CONTRACTORS	None	KJM Ventilation Ltd., East Kilbride AES Ltd., Forres Ventilation Solar panels														
BACKGROUND PAPERS	None	None														

HOUSING COMMITTEE - 19 DECEMBER 2005

CLIENT	Housing	Housing
PROJECT REFERENCE PROJECT	05-1208 Baluniefield Sheltered Housing Complex Replacement Fire Alarm, Warden Call and Controlled Entry Systems	05-1144 12 & 19 Clepington Street Heating Installation and Refurbishment of Kitchens and Bathrooms
DESCRIPTION OF WORKS	Work to 28 houses in Balunie Drive to provide fire alarm, deaf alerter, warden call, door entry, and controlled access systems. None of the houses are in the demolition programme.	Installation of gas heating and refurbishment of kitchens and bathrooms to 24 houses (flats) in Clepington Road. None of the houses are in the demolition programme.
TOTAL COST	Several Works £71,622.00 Allowances £23,529.00 TOTAL £95,151.00	Several Works £198,500.00 Allowances £48,357.00 TOTAL £246,857.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Planned maintenance 2005/2006 £100,000.00	Capital 2005/2006 £192,000.00
ADDITIONAL FUNDING	None	Balance met from overall allowances for Heating Replacement £54,857.00
REVENUE IMPLICATIONS	None	None
LOCAL AGENDA 21	None	None
EQUAL OPPORTUNITIES	None	None
TENDERS	Partnering project: 1 McGill Electrical Ltd., Dundee £71,622.00	Partnering project: 1 McGill Electrical Ltd., Dundee £198,500.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer
ALLOWANCES	Asbestos removal £15,000.00 Planning Supervisor £741.00 Professional Services £7,788.00 TOTAL £23,529.00	Redecoration of houses £12,000.00 Decanting of tenants/respice £10,000.00 Energy connection charges £3,161.00 Planning Supervisor £1,512.00 Professional Services £21,684.00 TOTAL £48,357.00
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None