

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 25th APRIL 2016

REPORT ON: ALEXANDER STREET NEW BUILD TENDERS

REPORT BY: CHIEF EXECUTIVE

REPORT NO: 144-2016

1.0 PURPOSE OF REPORT

1.1 This report provides details of the tenders received for the joint Dundee City Council and Hillcrest Housing Association new build development at Alexander Street, Hilltown.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee approve the acceptance of the tender received from Hart Builders with Dundee City Council's contribution being £4,622,720.41.

3.0 FINANCIAL IMPLICATIONS

3.1 Funding for the project has been allocated within the approved HRA Capital Estimates 2015/16-2020/21 and within the Affordable Housing Supply Programme.

4.0 MAIN TEXT

4.1 The Council is working in partnership with Hillcrest Housing Association Ltd to provide new build social rented housing on part of the site of the former Alexander Street multi storey development. The site will comprise a total of 81 units, 33 for Dundee City Council and 48 for Hillcrest Housing Association Ltd.

4.2 For Dundee City Council, the works comprise the construction of the following properties built to lifetime homes standards.

10 X 2 bedroom, 8 X 3 bedroom and 2 X 4 bedroom houses.

9 X 2 bedroom flats.

4 wheelchair units (2 X 3 bedroom, 2 X 4 bedroom).

4.3 The project has been tendered by Hillcrest Housing Association Ltd and the results from the tenders received on 4th March are contained within the table below. The three lowest tenders were arithmetically checked and their rates scrutinised. Any errors found were adjusted in accordance with the JCT Standard Form of Building Contract 1998 Edition, Series 2.

Project	Contractor	Offer	Corrected Offer
Alexander Street - New Build Council housing	Hart Builders	£9,566,334.42	£9,567,615.32
	Marshall	£10,258,971.57	£10,262,831.74
	Morrison	£11,095,944.70	£11,095,994.70
	Campion	£11,138,244.00	Not checked
	McTaggart	Declined to tender	
	Chap	Declined to tender	

- 4.4 The cost allocation for DCC/Hillcrest Housing Association Ltd after tender correction is as follows:

Hillcrest HA Ltd	Dundee City Council	Total
£5,365,256.32	£4,202,359.00	£9,567,615.32

In addition there are fees and allowances of £420,361.41, the total amount is £4,622,720.41.

Subject to approval of the tender works will be programmed to start on site in summer 2016.

5.0 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6.0 CONSULTATIONS

- 6.1 The Chief Executive, Executive Director of Corporate Services and Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report. No concerns were expressed.

7.0 BACKGROUND PAPERS

- 7.1 None.

David Martin
Chief Executive

Date: 30th March 2016