

REPORT TO: Housing, Dundee Contract Services & Environment Services Committee

DATE: 24 March 2008

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 200-2008

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
07-1087	Magdalene Kirkton 2nd Development - Heating Replacement and Kitchen and Bathroom Refurbishment	McGill Electrical Ltd., Dundee	£1,256,000.00	£1,422,940.00	£1,442,000.00
07-567	Clement Park 3rd Development - Pitched Roof Replacement	Raynor Roofing Ltd., Dundee	£166,604.16	£179,005.16	£190,000.00
07-570	Ann Street - Pitched Roof Replacement	Andrew Shepherd Construction Ltd., Forfar	£53,162.33	£60,050.33	£60,050.33
07-568	Taybank 1st Development - Pitched Roof Replacement	Raynor Roofing Ltd., Dundee	£122,127.45	£132,555.45	£140,000.00
08-504	10, 14 Fleming Gardens South - Pitched Roof Replacement	Raynor Roofing Ltd., Dundee	£87,162.62	£96,041.62	£96,041.62
06-591	West Kirkton 1st Development Cottages - Kitchen and Bathroom Renewal	Dundee Contract Services	£423,300.00	£453,325.00	£453,325.00
06-1119	Dens Road / Cotton Road - Heating Replacement, Kitchens and Bathrooms	Dundee Contract Services	£90,000.00	£101,376.00	£101,376.00
06-593	Magdalene Kirkton 1st Development - Kitchen and Bathroom Renewal	Dundee Contract Services	£63,300.00	£70,162.00	£70,162.00
07-1089	Dryburgh 2nd Whitsun Fairhurst Cottages - Heating Replacement, Kitchens and Bathrooms	Dundee Contract Services	£217,000.00	£250,176.00	£250,176.00
07-560	Corso Street 3rd & 4th Developments - Roof Replacement	Andrew Shepherd Construction Ltd., Forfar	£206,829.02	£221,044.02	£225,000.00

FINANCIAL IMPLICATIONS

The Head of Finance has confirmed that funding for the above projects is available as detailed on the attached sheets.

POLICY IMPLICATIONS

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

CONSULTATIONS

The Client Department has been consulted with regard to policy implications and the Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of 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.

**Rob Pedersen
City Architectural Services Officer
17 March 2008**

200-2008

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 24 MARCH 2008

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	07-1087		07-567		07-570	
PROJECT	Magdalene Kirkton 2nd Development Heating Replacement and Kitchen and Bathroom Refurbishment		Clement Park 3rd Development Pitched Roof Replacement		Ann Street Pitched Roof Replacement	
DESCRIPTION OF WORKS	The works comprise replacement LPHW gas heating systems, kitchen replacement and bathroom refurbishment to 150 houses in Ambleside Avenue, Beauly Avenue, Beauly Crescent, Beauly Square, Forres Avenue, Forres Crescent, Gillburn Road and Old Glamis Road. None of the properties are in the demolition programme.		The works comprise replacement of the existing roof coverings to 10 terraced houses and 12 flats : 12-14, 16-22, 24-26, 28-30, 32, 38, 40, and 42 Clement Park Place. None of the properties are in the demolition programme.		The works comprise replacement of the existing roof coverings to 12 flats at 47-49 Ann Street. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£1,256,000.00	Several Works	£166,604.16	Several Works	£53,162.33
	Allowances	£166,940.00	Allowances	£12,401.00	Allowances	£6,888.00
	TOTAL	£1,422,940.00	TOTAL	£179,005.16	TOTAL	£60,050.33
FUNDING SOURCE	Capital		Capital		Capital	
BUDGET PROVISION & PHASING	2008/2009	£1,442,000.00	2008/2009	£190,000.00	2008/2009	£56,000.00
ADDITIONAL FUNDING	None		None		Balance met from the overall budget for Roof Renewals in the Housing Department's Capital Estimates 2008/2009.	£4,050.33
REVENUE IMPLICATIONS	None		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.	
POLICY IMPLICATIONS	There are no major issues.		None		None	
TENDERS	Partnering project: 1 McGill Electrical Ltd., Dundee		£1,256,000.00	Negotiated contract: 1 Raynor Roofing Ltd., Dundee		£166,604.16
				1 Andrew Shepherd Construction Ltd., Forfar		£53,162.33
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of offer	
ALLOWANCES	Decoration Allowances	£38,400.00	CDM Co-ordinator	£1,353.00	CDM Co-ordinator	£685.00
	Carpet Allowances	£43,960.00	Professional Services	£11,048.00	Professional Services	£6,203.00
	Decanting of tenants	£20,000.00				
	Gas Connection charges	£6,000.00				
	CDM Co-ordinator	£4,944.00				
	Professional Services	£53,636.00				
	TOTAL	£166,940.00	TOTAL	£12,401.00	TOTAL	£6,888.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 24 MARCH 2008

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	07-568		08-504		06-591	
PROJECT	Taybank 1st Development Pitched Roof Replacement		10, 14 Fleming Gardens South Pitched Roof Replacement		West Kirkton 1st Development Cottages Kitchen and Bathroom Renewal	
DESCRIPTION OF WORKS	The works comprise replacement of the existing roof coverings to 20 flats : 9-15, 10-16, 26-32, 34-40 and 66-72 Kenilworth Avenue. None of the properties are in the demolition programme.		The works comprise replacement of the existing roof coverings at 10 and 14 Fleming Gardens South. None of the properties are in the demolition programme.		The works comprise kitchen and bathroom refurbishment to 99 cottages in Balgowan Avenue, Gillburn Road, Haldane Avenue, Haldane Crescent, Haldane Place, Haldane Terrace, Kirkton Avenue, Kirkton Crescent, Kirkton Place and Kirkton Road. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£122,127.45	Several Works	£87,162.62	Several Works	£423,300.00
	Allowances	£10,428.00	Allowances	£8,879.00	Allowances	£30,025.00
	TOTAL	£132,555.45	TOTAL	£96,041.62	TOTAL	£453,325.00
FUNDING SOURCE	Capital		Met from the Fleming Trust		Capital	
BUDGET PROVISION & PHASING	2008/2009	£140,000.00	2008/2009	£96,041.62	2007/2008	£50,000.00
ADDITIONAL FUNDING	None		None		2008/2009	£215,000.00
					Balance met from the overall allowance for Kitchen and Bathroom Upgrades in the 2008/2009 Housing Capital Estimates.	£188,325.00
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.		None	
POLICY IMPLICATIONS	None		None		There are no major issues.	
TENDERS	Negotiated contract: 1 Raynor Roofing Ltd., Dundee		£122,127.45	Negotiated contract: 1 Raynor Roofing Ltd., Dundee		£87,162.62
				Partnering project: 1 Dundee Contract Services		£423,300.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of offer	
ALLOWANCES	CDM Co-ordinator	£1,111.00	CDM Co-ordinator	£923.00	CDM Co-ordinator	£2,402.00
	Professional Services	£9,317.00	Professional Services	£7,956.00	Professional Services	£27,623.00
	TOTAL	£10,428.00	TOTAL	£8,879.00	TOTAL	£30,025.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 24 MARCH 2008

CLIENT	Housing	Housing														
PROJECT REFERENCE	06-1119	06-593														
PROJECT	Dens Road / Cotton Road Heating Replacement, Kitchens and Bathrooms	Magdalene Kirkton 1st Development Kitchen and Bathroom Renewal														
DESCRIPTION OF WORKS	The works comprise gas heating, kitchen and bathroom upgrade to 11 houses in Cotton Road and Dens Road. None of the properties are in the demolition programme.	The works comprise kitchen and bathroom refurbishment to 18 flats in Ambleside Avenue and Coniston Terrace. None of the properties are in the demolition programme.														
TOTAL COST	<table border="0"> <tr> <td>Several Works</td> <td align="right">£90,000.00</td> </tr> <tr> <td>Allowances</td> <td align="right">£11,376.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£101,376.00</td> </tr> </table>	Several Works	£90,000.00	Allowances	£11,376.00	TOTAL	£101,376.00	<table border="0"> <tr> <td>Several Works</td> <td align="right">£63,300.00</td> </tr> <tr> <td>Allowances</td> <td align="right">£6,862.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£70,162.00</td> </tr> </table>	Several Works	£63,300.00	Allowances	£6,862.00	TOTAL	£70,162.00		
Several Works	£90,000.00															
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Several Works	£63,300.00															
Allowances	£6,862.00															
TOTAL	£70,162.00															
FUNDING SOURCE	Capital	Capital														
BUDGET PROVISION & PHASING	2007/2008 £99,000.00	2007/2008 £50,000.00 2008/2009 £20,000.00														
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating Replacement, Kitchen and Bathroom Upgrades in the 2008/2009 Housing Capital Estimates. £2,376.00	Balance met from the overall allowance for Kitchen and Bathroom Upgrades in the 2008/2009 Housing Capital Estimates. £162.00														
REVENUE IMPLICATIONS	None	None														
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.														
TENDERS	Partnering project: 1 Dundee Contract Services £90,000.00	Partnering project: 1 Dundee Contract Services £63,300.00														
RECOMMENDATION	Acceptance of offer	Acceptance of offer														
ALLOWANCES	<table border="0"> <tr> <td>Carpet/decoration Allowances</td> <td align="right">£2,000.00</td> </tr> <tr> <td>CDM Co-ordinator</td> <td align="right">£900.00</td> </tr> <tr> <td>Professional Services</td> <td align="right">£8,476.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£11,376.00</td> </tr> </table>	Carpet/decoration Allowances	£2,000.00	CDM Co-ordinator	£900.00	Professional Services	£8,476.00	TOTAL	£11,376.00	<table border="0"> <tr> <td>CDM Co-ordinator</td> <td align="right">£683.00</td> </tr> <tr> <td>Professional Services</td> <td align="right">£6,179.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£6,862.00</td> </tr> </table>	CDM Co-ordinator	£683.00	Professional Services	£6,179.00	TOTAL	£6,862.00
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TOTAL	£11,376.00															
CDM Co-ordinator	£683.00															
Professional Services	£6,179.00															
TOTAL	£6,862.00															
SUB-CONTRACTORS	None	None														
BACKGROUND PAPERS	None	None														

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 24 MARCH 2008

CLIENT	Housing		Housing	
PROJECT REFERENCE	07-1089		07-560	
PROJECT	Dryburgh 2nd Whitsun Fairhurst Cottages Heating Replacement, Kitchens and Bathrooms		Corso Street 3rd & 4th Developments Roof Replacement	
DESCRIPTION OF WORKS	The works comprise gas heating, kitchen and bathroom upgrade to 24 houses in Liff Road, Munroe Place and Napier Drive. None of the properties are in the demolition programme.		The works comprise replacement of the existing roof coverings at 13, 15 and 17 Abbotsford Place, 14, 16, 18 and 20 Abbotsford Street and 29 Blackness Avenue. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£217,000.00	Several Works	£206,829.02
	Allowances	£33,176.00	Allowances	£14,215.00
	TOTAL	£250,176.00	TOTAL	£221,044.02
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2008/2009	£224,000.00	2008/2009	£225,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating Replacement, Kitchen and Bathroom Upgrades in the 2008/2009 Housing Capital Estimates.	£26,176.00	None	
REVENUE IMPLICATIONS	None		The renewal of the roofs will reduce future maintenance costs and lead to revenue savings.	
POLICY IMPLICATIONS	There are no major issues.		None	
TENDERS	Partnering project: 1 Dundee Contract Services		£217,000.00	Five invited; five received 1 Andrew Shepherd Construction Ltd., Forfar
			Received	Checked
			£207,137.40	£206,829.02
			2 Raynor Roofing Ltd., Dundee	£217,240.19
			3 Ward Building Services Ltd., Dundee	£220,249.75
			Highest Tender	£257,659.40
RECOMMENDATION	Acceptance of offer		Acceptance of lowest tender	
ALLOWANCES	Decoration Allowances	£6,000.00	CDM Co-ordinator	£1,547.00
	Carpet Allowances	£1,000.00	Professional Services	£12,668.00
	Storage	£3,000.00		
	Gas Connection charges	£2,000.00		
	CDM Co-ordinator	£1,596.00		
	Professional Services	£19,580.00		
	TOTAL	£33,176.00	TOTAL	£14,215.00
SUB-CONTRACTORS	None		A B Buchan, Alford	Flat roofing
			JMG, Broughty Ferry	Plumber
BACKGROUND PAPERS	None		None	