

REPORT TO: Housing, Dundee Contract Services And Environment Services Committee**DATE: 23 June 2008****REPORT ON: Tenders Received****REPORT BY: City Architectural Services Officer****REPORT NO: 295-2008****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
08-509	MSD Fabric Inspections 2008/2009 - Butterburn Court, Dudhope Court, Lansdowne Court and Maxwelltown Tower	CCL Group Ltd., Auchterarder	£26,170.00	£33,758.00	£60,000.00
07-1119	Douglas & Angus 10th Development - Heating Replacement, Kitchen and Bathroom Refurbishment	Dundee Contract Services	£228,000.00	£274,990.00	£274,990.00
07-561	Camperdown 10th Development - Roof Replacement - Phase 4	Dundee Contract Services	£284,760.98	£302,432.98	£302,432.98
07-562	Camperdown 12th Development - Roof Replacement - Phase 2	Dundee Contract Services	£176,388.86	£189,202.86	£200,000.00
07-563	Camperdown 14th Development - Roof Replacement - Phases 1 & 2	Dundee Contract Services	£191,053.57	£204,536.57	£225,000.00
08-512	Douglas & Angus 6th Development - New Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£333,100.00	£383,325.00	£567,000.00
07-569	Watson Street - Flat Roof Renewals	Raynor Roofing Ltd., Dundee	£26,163.90	£28,714.90	£30,000.00
07-579	Douglas & Angus 5th Development - New Kitchens and Bathrooms	Andrew Shepherd Construction Ltd, Forfar	£196,400.00	£227,038.00	£249,000.00
07-581	St Marys 7th, 8th and 10th Developments - New Kitchens and Bathrooms	MASCO Onestep Installation Services, West Yorkshire	£403,000.00	£470,803.00	£470,803.00
07-580	St Marys 6th Development - New Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£228,600.00	£264,121.00	£264,121.00
08-1040	Clyde Place - Wardens Call Replacement	McGill Electrical Ltd., Dundee	£95,000.00	£106,198.00	£110,000.00

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
9 June 2008

295-2008

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 23 JUNE 2008

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	08-509	07-1119	07-561
PROJECT	MSD Fabric Inspections 2008/2009 Butterburn Court, Dudhope Court, Lansdowne Court and Maxwelltown Tower	Douglas & Angus 10th Development Heating Replacement, Kitchen and Bathroom Refurbishment	Camperdown 10th Development Roof Replacement - Phase 4
DESCRIPTION OF WORKS	The works comprise the inspection of the external fabric of the above blocks comprising structural concrete frames, roughcasted brick and facing brick panels, metal claddings and rain screens etc.. Work to include public safety repairs if required.	The works comprise the replacement of LTHW gas heating installations, kitchen replacement and bathroom refurbishment to 25 houses in Balunie Avenue and Balmullo Square. None of the properties are in the demolition programme.	The works comprise the renewal of existing tile roof coverings together with chimney works gutter renewal etc. to 39 flats and cottages at Buttars Rd Nrs 9, 19, 23-25, 29-33, 37,43, 49-51; Buttars Tce Nrs 1-5; Craigard Gdns Nr 3; Craigowan Rd Nrs 2-4, 6-8; and Balgarthno Str. Nr 22. None of the properties are in the demolition programme.
TOTAL COST	Several Works £26,170.00 Allowances £7,588.00 TOTAL £33,758.00	Several Works £228,000.00 Allowances £46,990.00 TOTAL £274,990.00	Several Works £284,760.98 Allowances £17,672.00 TOTAL £302,432.98
FUNDING SOURCE	Planned Maintenance	Capital	Capital
BUDGET PROVISION & PHASING	2008/2009 £60,000.00	2008/2009 £236,000.00	2008/2009 £300,000.00
ADDITIONAL FUNDING	None	Balance met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Department's Capital Estimates 2008/2009 £38,990.00	Balance met from the overall allowance for roof renewal within the 2008-2009 housing capital estimates. £2,432.98
REVENUE IMPLICATIONS	None	The renewal of the roofs will reduce maintenance costs and lead to revenue savings	The renewal of the roofs will reduce maintenance costs and lead to revenue savings.
POLICY IMPLICATIONS	There are no major issues.	None	None
TENDERS	Four invited; four received 1 CCL Group Ltd., Auchterarder £26,170.00 2 Skyform (Scotland) Ltd., Aberdeen £32,431.00 3 Forman Construction Ltd., Dundee £37,025.85 Highest Tender £44,598.60	Partnering project: 1 Dundee Contract Services £228,000.00	Negotiated contract: 1 Dundee Contract Services £284,760.98
RECOMMENDATION	Acceptance of lowest tender	Acceptance of offer	Acceptance of offer
ALLOWANCES	Contingencies £4,300.00 CDM Co-ordinator £456.00 Professional Services £2,832.00 TOTAL £7,588.00	Decoration Allowances £2,000.00 Carpet Allowances £5,000.00 Decanting of tenants £3,000.00 Gas Connection £14,600.00 CDM Co-ordinator £1,690.00 Professional Services £20,700.00 TOTAL £46,990.00	CDM Co-ordinator £1,839.00 Professional Services £15,833.00 TOTAL £17,672.00
SUB-CONTRACTORS	Giraffe Access Co. Ltd., Worcestershire Cradles	None	None
BACKGROUND PAPERS	None	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 23 JUNE 2008

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	07-562	07-563	08-512
PROJECT	Camperdown 12th Development Roof Replacement - Phase 2	Camperdown 14th Development Roof Replacement - Phases 1 & 2	Douglas & Angus 6th Development New Kitchens and Bathrooms
DESCRIPTION OF WORKS	The works comprise the renewal of existing tile roof coverings together with chimney works, gutter renewal etc. to 42 flats at Craigmount Ave. Nrs 9, 12; Craigmount Rd. Nrs 8, 9, 10; and South Rd. Nrs 557, 559. None of the properties are in the demolition programme.	The works comprise the renewal of existing tile roof coverings together with chimney works, gutter renewal etc. to 42 flats and 1 cottage at Dunholm Rd. Nrs 72, 77, 99, 123; and Duncraig Rd. Nrs 4-6, 9-11. None of the properties are in the demolition programme.	The works comprise kitchen and bathroom refurbishment to 124 Nr houses in Balmerino Road, Balmoral Gardens, Balmoral Terrace and Balunie Drive. None of the properties are in the demolition programme.
TOTAL COST	Several Works £176,388.86 Allowances £12,814.00 TOTAL <u>£189,202.86</u>	Several Works £191,053.57 Allowances £13,483.00 TOTAL <u>£204,536.57</u>	Several Works £333,100.00 Allowances £50,225.00 TOTAL <u>£383,325.00</u>
FUNDING SOURCE	Capital	Capital	Capital
BUDGET PROVISION & PHASING	2008/2009 £200,000.00	2008/2009 £225,000.00	2008/2009 £567,000.00
ADDITIONAL FUNDING	None	None	None
REVENUE IMPLICATIONS	The renewal of the roofs will reduce maintenance costs and lead to revenue savings.	The renewal of the roofs will reduce maintenance costs and lead to revenue savings.	None
POLICY IMPLICATIONS	None	None	None
TENDERS	Negotiated contract: 1 Dundee Contract Services £176,388.86	Negotiated contract: 1 Dundee Contract Services £191,053.57	Partnering contract: 1 McGill Electrical Ltd., Dundee £333,100.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	CDM Co-ordinator £1,382.00 Professional Services £11,432.00 TOTAL <u>£12,814.00</u>	CDM Co-ordinator £1,455.00 Professional Services £12,028.00 TOTAL <u>£13,483.00</u>	Redecoration of elderly tenants' houses £6,000.00 Decoration Allowances £8,000.00 Carpet Allowances £9,000.00 CDM Co-ordinator £2,092.00 Professional Services £25,133.00 TOTAL <u>£50,225.00</u>
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 23 JUNE 2008

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	07-569	07-579	07-581
PROJECT	Watson Street Flat Roof Renewals	Douglas & Angus 5th Development New Kitchens and Bathrooms	St Marys 7th, 8th and 10th Developments New Kitchens and Bathrooms
DESCRIPTION OF WORKS	The works comprise the renewal of existing felt roof coverings to four blocks of houses at 50/52 Watson Street, 2/4 and 9/11 Springhill Gardens and 57/59 Ladywell Avenue. None of the properties is in the demolition programme.	The works comprise kitchen and bathroom refurbishment to 66 Nr houses in Ballater Place, Balmoral Place and Balunie Avenue. None of the properties are in the demolition programme.	The works comprise kitchen and bathroom refurbishment to 66 Nr houses in Ballater Place, Balmoral Place and Balunie Avenue. None of the properties are in the demolition programme.
TOTAL COST	Several Works £26,163.90 Allowances £2,551.00 TOTAL £28,714.90	Several Works £196,400.00 Allowances £30,638.00 TOTAL £227,038.00	Several Works £403,000.00 Allowances £67,803.00 TOTAL £470,803.00
FUNDING SOURCE	Capital	Capital	Capital
BUDGET PROVISION & PHASING	2008/2009 £30,000.00	2008/2009 £249,000.00	2008/2009 £377,000.00
ADDITIONAL FUNDING	None	None	Balance met from the overall allowance for kitchens and bathrooms within the 2008-2009 housing capital estimates. £93,803.00
REVENUE IMPLICATIONS	The renewal of the roofs will reduce maintenance costs and lead to revenue savings.	None	None
POLICY IMPLICATIONS	None	None	None
TENDERS	Negotiated contract: 1 Raynor Roofing Ltd., Dundee £26,163.90	Partnering Contract 1 Andrew Shepherd Construction Ltd, Forfar £196,400.00	Partnering Contract 1 MASCO Onestep Installation Services, West Yorkshire £403,000.00
RECOMMENDATION	Acceptance of lowest tender	Acceptance of lowest tender	Acceptance of lowest tender
ALLOWANCES	CDM Co-ordinator £355.00 Professional Services £2,196.00 TOTAL £2,551.00	Redecoration of elderly tenants' houses £3,000.00 Decoration Allowances £4,000.00 Carpet Allowances £4,500.00 CDM Co-ordinator £1,502.00 Professional Services £17,636.00 TOTAL £30,638.00	Redecoration of elderly tenants' houses £10,500.00 Decoration Allowances £12,300.00 Carpet Allowances £15,680.00 CDM Co-ordinator £2,330.00 Professional Services £26,993.00 TOTAL £67,803.00
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 23 JUNE 2008

CLIENT	Housing	Housing																		
PROJECT REFERENCE	07-580	08-1040																		
PROJECT	St Marys 6th Development New Kitchens and Bathrooms	Clyde Place Wardens Call Replacement																		
DESCRIPTION OF WORKS	The works comprise kitchen and bathroom refurbishment to 59 Nr houses in St. Fillans Road, St. Kilda Place, St. Kilda Terrace, St. Ninian Place and St. Ninian Terrace. None of the properties are in the demolition programme.	The works comprise the replacement of the wardens call system to 49 Nr houses in Dickson Avenue, Tummel Place, Dochart Terrace, Yarrow Terrace and Clyde Place. None of the properties are in the demolition programme.																		
TOTAL COST	<table border="0"> <tr> <td>Several Works</td> <td align="right">£228,600.00</td> </tr> <tr> <td>Allowances</td> <td align="right">£35,521.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£264,121.00</td> </tr> </table>	Several Works	£228,600.00	Allowances	£35,521.00	TOTAL	£264,121.00	<table border="0"> <tr> <td>Several Works</td> <td align="right">£95,000.00</td> </tr> <tr> <td>Allowances</td> <td align="right">£11,198.00</td> </tr> <tr> <td>TOTAL</td> <td align="right">£106,198.00</td> </tr> </table>	Several Works	£95,000.00	Allowances	£11,198.00	TOTAL	£106,198.00						
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FUNDING SOURCE	Capital	Planned Maintenance																		
BUDGET PROVISION & PHASING	2008/2009 £227,000.00	2008/2009 £110,000.00																		
ADDITIONAL FUNDING	Balance met from the overall allowance for kitchens and bathrooms within the 2008-2009 housing capital estimates. £37,121.00	None																		
REVENUE IMPLICATIONS	None	None																		
POLICY IMPLICATIONS	None	None																		
TENDERS	Partnering Contract 1 McGill Electrical Ltd., Dundee £228,600.00	Partnering Contract 1 McGill Electrical Ltd., Dundee £95,000.00																		
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