

REPORT TO: Housing Committee - 15 May 2000

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 324/2000

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
99-1103	St Mary's 10th Development (Flats) - Heating Installation	D Campbell & Co Ltd, Glasgow	£175,811.15	£240,711.15	£276,000.00
99-1099	Whitfield 1st Development (Flats) - Heating Replacement and Electrical Upgrading Phase 1	CFM Building Services Ltd, Carlisle	£417,360.00	£575,700.00	£711,000.00
00-1021	Whitfield 1st Development - Heating Replacement and Electrical Upgrading Phase 2	Mowlem Scotland Ltd, Livingston	£184,667.48	£243,165.48	£243,165.48
00-522	Brackens Development - Window Replacement	Dundee Contract Services	£135,810.22	£142,645.22	£142,645.22
00-530	Camperdown 14th Development - Window Replacement	Dundee Contract Services	£178,666.75	£186,116.75	£186,116.75
00-518	Douglas & Angus 11th & 13th Developments - Window Replacement	Dundee Contract Services	£109,820.80	£116,070.80	£116,070.80
99-1097	Mid Craigie 4th Development (Cottages) - Heating Installation and Electrical Upgrading	Dundee Contract Services	£288,349.42	£366,774.42	£366,774.42
99-1102	Magdalenes Kirkton 4th Development - Heating Installation	Dundee Contract Services	£395,847.72	£503,321.72	£503,321.72
				£2,374,505.54	

Within the above total amounts, £444,832.77 is being spent on Window Replacements and £1,929,672.77 on Heating and Electrical Upgrading.

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.

John T P Porter
City Architectural Services Officer

16 June 2000

HOUSING COMMITTEE - 15 MAY 2000

CLIENT	Housing				Housing				Housing			
PROJECT REFERENCE	99-1103				99-1099				00-1021			
PROJECT	St Mary's 10th Development (Flats) Heating Installation				Whitfield 1st Development (Flats) Heating Replacement and Electrical Upgrading Phase 1				Whitfield 1st Development Heating Replacement and Electrical Upgrading Phase 2			
DESCRIPTION OF WORKS	Installation of gas or electric heating systems to 84 houses at St Clements Place and Terrace and St Dennis Terrace				Replacement of existing warm air units with gas or electric heating systems and electrical upgrading to 121 houses in Whitfield Avenue				Replacement of existing warm air units with gas or electric heating systems and electrical upgrading to 37 houses in Whitfield Avenue, Murrayfield Terrace and Drive			
TOTAL COST	Several Works		£175,811.15		Several Works		£417,360.00		Several Works		£184,667.48	
	Allowances		£64,900.00		Allowances		£158,340.00		Allowances		£58,498.00	
	TOTAL		£240,711.15		TOTAL		£575,700.00		TOTAL		£243,165.48	
FUNDING SOURCE	Capital				Capital				Capital			
BUDGET PROVISION & PHASING	2000/2001 £276,000.00				2000/2001 £711,000.00				2000/2001 (£711000 - £575700) £135,300.00			
ADDITIONAL FUNDING	None				None				Provision for the balance will be made at the next revision of the Housing Capital Estimates £107,865.48			
REVENUE IMPLICATIONS	Where tenants choose gas heating, this will be added to the maintenance programme				Where tenants choose gas heating, this will be added to the maintenance programme				Where tenants choose gas heating, this will be added to the maintenance programme			
LOCAL AGENDA 21	Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives				Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives				Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives			
EQUAL OPPORTUNITIES	None				None				None			
TENDERS	Six invited; three received 1 D Campbell & Co Ltd, Glasgow 2 Easy Heat Systems, Perth 3 J B Bennett (Contracts) Ltd, Kilsyth				Five invited; three received 1 CFM Building Services Ltd, Carluke 2 Mowlem Scotland Ltd, Livingston 3 Easy Heat Systems, Perth				Four invited; three received 1 CFM Building Services Ltd, Carluke * 2 Mowlem Scotland Ltd, Livingston 3 Easy Heat Systems, Perth			
		Received	Checked			Received	Checked			Received	Checked	
		£175,811.15	£175,811.15			£427,423.00	£417,360.00			£144,264.10 *		
		£195,106.00	£195,382.00			£496,465.19	£497,233.40			£184,667.48		£184,667.48
		£312,735.46	£312,735.46			£502,421.40	£499,721.40			£189,695.00		£189,895.00
RECOMMENDATION	Acceptance of lowest tender				Acceptance of lowest tender				* CFM Building Services Ltd have submitted the lowest tender for Phase 1 and as they do not have the resources to carry out both phases concurrently, they have requested that their tender for Phase 2 be withdrawn. The tender submitted by Mowlem Scotland Ltd is recommended for acceptance			
ALLOWANCES	Repositioning existing fans £16,000.00 Redecoration of elderly tenant's houses £2,500.00 Decoration Vouchers £11,060.00 Carpet Vouchers £5,740.00 Decanting of tenants £1,000.00 Gas Connection charges £9,660.00 Professional Services £18,940.00 TOTAL £64,900.00				Redecoration of elderly tenant's houses £20,400.00 Decoration Vouchers £41,600.00 Carpet Vouchers £6,560.00 Decanting of tenants £5,000.00 Gas Connection charges £47,885.00 Electric Connection charges £15,500.00 Professional Services £21,395.00 TOTAL £158,340.00				Redecoration of elderly tenant's houses £2,400.00 Decoration Vouchers £13,850.00 Carpet Vouchers £2,050.00 Decanting of tenants £2,000.00 Gas Connection charges £14,643.00 Electric Connection charges £3,500.00 Professional Services £20,055.00 TOTAL £58,498.00			
SUB-CONTRACTORS	Star Electrics Ltd, Paisley Electrical Work				Angus Asbestos Asbestos Removal				A.R.D.S. Ltd, Dundee Asbestos Removal			
									K.M. Flooring Contracts, Livingston Carpet Fitting			
BACKGROUND PAPERS	None				None				None			

HOUSING COMMITTEE - 15 MAY 2000

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE PROJECT	00-522 Brackens Development Window Replacement		00-530 Camperdown 14th Development Window Replacement		00-518 Douglas & Angus 11th & 13th Developments Window Replacement	
DESCRIPTION OF WORKS	Replacement windows to 53 houses at Auchinblae, Benholm, Drumlithie and Garvock Places, Catterline and Kinneff Crescents and Sidlaw Avenue		Replacement windows to 86 houses at Duncraig Road and Dunholm Road		Replacement windows to 44 houses at Balunie Avenue, Crescent and Drive and Balcairn Place	
TOTAL COST	Several Works	£135,810.22	Several Works	£178,666.75	Several Works	£109,820.80
	Allowances	£6,835.00	Allowances	£7,450.00	Allowances	£6,250.00
	TOTAL	£142,645.22	TOTAL	£186,116.75	TOTAL	£116,070.80
FUNDING SOURCE	Capital		Capital		Capital	
BUDGET PROVISION & PHASING	2000/2001	£130,000.00	2000/2001	£172,000.00	2000/2001	£102,000.00
ADDITIONAL FUNDING	Provision for the balance will be made at the next revision of the Housing Capital Estimates	£12,645.22	Provision for the balance will be made at the next revision of the Housing Capital Estimates	£14,116.75	Provision for the balance will be made at the next revision of the Housing Capital Estimates	£14,070.80
REVENUE IMPLICATIONS	None		None		None	
LOCAL AGENDA 21	Improving energy efficiency and reducing the need for cyclical repainting		Improving energy efficiency and reducing the need for cyclical repainting		Improving energy efficiency and reducing the need for cyclical repainting	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	Negotiated offer		Negotiated offer		Negotiated offer	
	1 Dundee Contract Services	£135,810.22	1 Dundee Contract Services	£178,666.75	1 Dundee Contract Services	£109,820.80
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of lowest tender	
ALLOWANCES	Professional Services	£6,835.00	Professional Services	£7,450.00	Professional Services	£6,250.00
	TOTAL	£6,835.00	TOTAL	£7,450.00	TOTAL	£6,250.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	

HOUSING COMMITTEE - 15 MAY 2000

CLIENT	Housing		Housing	
PROJECT REFERENCE PROJECT	99-1097 Mid Craigie 4th Development (Cottages) Heating Installation and Electrical Upgrading		99-1102 Magdalenes Kirkton 4th Development Heating Installation	
DESCRIPTION OF WORKS	Installation of gas or electric heating systems and electrical upgrading to 63 houses at Inglefield Street, Midmill Road, Westcroft Place and Road		Installation of gas or electric heating to 154 houses at Ashmore Street, Craigmore Street and Dunmore Street	
TOTAL COST	Several Works	£288,349.42	Several Works	£395,847.72
	Allowances	£78,425.00	Allowances	£107,474.00
	TOTAL	£366,774.42	TOTAL	£503,321.72
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2000/2001 £292,000.00		2000/2001 £477,000.00	
ADDITIONAL FUNDING	Provision for the balance will be made at the next revision of the Housing Capital Estimates £74,774.42		Provision for the balance will be made at the next revision of the Housing Capital Estimates £26,321.72	
REVENUE IMPLICATIONS	Where tenants choose gas heating, this will be added to the maintenance programme		Where tenants choose gas heating, this will be added to the maintenance programme	
LOCAL AGENDA 21	Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives		Heating is being installed in flats which have previously benefited from the installation of double glazing, thus meeting energy efficiency objectives	
EQUAL OPPORTUNITIES	None		None	
TENDERS	Negotiated offer 1 Dundee Contract Services £288,349.42		Negotiated offer 1 Dundee Contract Services £395,847.72	
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Redecoration of elderly tenant's houses	£14,400.00	Contingencies	£5,000.00
	Decoration Vouchers	£20,000.00	Redecoration of elderly tenant's houses	£1,000.00
	Carpet Vouchers	£4,100.00	Decoration Vouchers	£1,200.00
	Gas Connection charges	£7,000.00	Carpet Vouchers	£6,560.00
	Electric Connection charges	£13,000.00	Decanting of tenants	£1,800.00
	Professional Services	£19,925.00	Gas Connection charges £147	£62,214.00
			Electric Connection charges £507	£6,500.00
			Professional Services	£23,200.00
	TOTAL	£78,425.00	TOTAL	£107,474.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	