

REPORT TO: Housing Committee - 12 September 2011

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 406-2011

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
11-502	Camperdown 11th and 15th Developments Heating, Kitchens and Bathrooms	Dundee Contract Services	£787,000.00	£890,345.00	£924,000.00
11-1006	Pleasance 1st and Rankine Street Developments - Heating, Kitchens and Bathrooms	Dundee Contract Services	£246,000.00	£282,157.00	£282,157.00
11-1003	Menziesshill 5th, 11th & 15th Flats, Cottages and Maisonnettes - Heating, Kitchens and Bathrooms	Dundee Contract Services	£1,464,000.00	£1,631,248.00	£1,661,000.00
11-17055	Various Addresses - Upgrade Kitchens & Bathrooms for Wheelchair Adapted Properties	Moores Furniture Group Ltd, Wetherby	£14,254.51	£17,966.51	£40,000.00
11-525	45 Longhaugh Terrace - Alterations to Residents Lounge	Dundee Contract Services	£4,255.00	£4,895.00	£4,895.00
11-1110	Various Houses - Periodic Electric Testing to Stair Closes	Dundee Contract Services	£195,000.00	£214,500.00	£215,000.00
11-1112	Various Houses - Periodic Electrical Testing	Dundee Contract Services	£89,000.00	£97,900.00	£350,000.00
11-1113	Various Properties - Periodic Electrical Testing	McGill Electrical Ltd., Dundee	£80,000.00	£88,000.00	£350,000.00
				£3,227,011.51	

FINANCIAL IMPLICATIONS

The Director 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) and Director of Finance have also been consulted in the preparation of this report. Any issues are detailed on the attached sheets.

BACKGROUND PAPERS

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

FURTHER INFORMATION

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

(2) The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council :-

- a) Report Nr 148-2003 : Partnering Guidelines for Construction Projects
- b) Report Nr 356-2009 : Construction Procurement Policy
- c) Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architectural Services Officer
31 August 2011

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HOUSING COMMITTEE - 12 SEPTEMBER 2011

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE	11-502	11-1006	11-1003	11-17055
PROJECT	Camperdown 11th and 15th Developments	Pleasance 1st and Rankine Street Developments	Menziesshill 5th, 11th & 15th Flats, Cottages and Maisonnettes	Various Addresses
DESCRIPTION OF WORKS	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 24 houses, boiler only replacement to 37 houses and new kitchens and bathrooms to 129 houses in Craigmount Place, Craigmount Road, Dunholm Road, Dunholm Terrace, South Road, Duncarse Place, Duncarse Road and Myrekirk Road. This equates to approximately £6,901 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 17 houses, boiler only replacement to 11 houses and new kitchens and bathrooms to 28 houses in Polepark road and Rankine Street. This equates to approximately £10,077 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 140 houses, boiler only replacement to 45 houses and new kitchens and bathrooms to 185 houses in Orrin Place, Cart Place, Charleston Drive, Dickson Avenue, Earn Crescent and Yarrow Terrace. This equates to approximately £8,817 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	Upgrade Kitchens & Bathrooms for Wheelchair Adapted Properties The works comprise upgrading works to kitchens and bathrooms to 3 houses at 95 Hamilton Street, 4 Clyde Place and 8 Ancrum Place. This equates to approximately £5,987 per house, including allowances. None of the properties are in the demolition programme.
TOTAL COST	Several Works £787,000.00 Allowances £103,345.00 TOTAL £890,345.00	Several Works £246,000.00 Allowances £36,157.00 TOTAL £282,157.00	Several Works £1,464,000.00 Allowances £167,248.00 TOTAL £1,631,248.00	Several Works £14,254.51 Allowances £3,712.00 TOTAL £17,966.51
FUNDING SOURCE	Capital 2011/12 £924,000.00	Capital 2011/12 £248,000.00	Capital 2011/12 £1,661,000.00	Capital 2011/12 £40,000.00
BUDGET PROVISION & PHASING				
ADDITIONAL FUNDING	None	Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2011/2012 £34,157.00	None	None
REVENUE IMPLICATIONS	None	None	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Partnering project : 1 Dundee Contract Services £787,000.00	Partnering project : 1 Dundee Contract Services £246,000.00	Partnering project : 1 Dundee Contract Services £1,464,000.00	Four invited; four received 1 Moores Furniture Group Ltd, Wetherby £13,509.99 2 Sidey Ltd, Perth £21,480.75 3 McGill Electrical Ltd, Dundee £21,605.01 Highest Tender £23,239.19
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer	Acceptance of lowest tender
ALLOWANCES	Decoration and Carpet Allowances £54,312 Decanting of tenants £2,000 Gas Connection charges £10,000 CDM Co-ordinator £3,561 Professional Services £33,472 TOTAL £103,345	Decoration and Carpet Allowances £4,565 Decanting of tenants £3,000 Gas Connection charges £5,000 CDM Co-ordinator £1,684 Professional Services £21,908 TOTAL £36,157	Decoration and Carpet Allowances £61,920 Decanting of tenants £8,080 Gas Connection charges £30,000 CDM Co-ordinator £5,028 Professional Services £62,220 TOTAL £167,248	Contingencies £2,000.00 Professional Services £1,712.00 TOTAL £3,712.00
SUB-CONTRACTORS	None	None	None	Electrical Work - SESC, Dundee Plumber Work - DD Plumbing, Dundee Painter Work - AT Roberts, Dundee
BACKGROUND PAPERS	None	None	None	None

HOUSING COMMITTEE - 12 SEPTEMBER 2011

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE	11-525	11-1110	11-1112	11-1113
PROJECT	45 Longhaugh Terrace	Various Houses	Various Houses	Various Properties
DESCRIPTION OF WORKS	Alterations to Residents Lounge The works comprise upgarding works to increase size of Office accomodation. The property is not included in the demolition programme.	Periodic Electric Testing to Stair Closes The works comprise the periodic testing of the electrical installation in Communal areas of Council flats. This is a statutory requirement and the work includes an allowance for emergency repair work where the safety of tenants is a factor. This is phase 2 of a continuing programme and covers approximately 400 addresses at various locations throughout the city. None of the properties are in the demolition programme.	Periodic Electrical Testing The works comprise the periodic testing of the electrical installation in Council housing. This is a statutory requirement and the work includes an allowance for emergency repair work where the safety of tenants is a factor. This is phase 2 of a continuing programme and covers approximately 780 houses at various locations throughout the city. None of the properties are in the demolition programme.	Periodic Electrical Testing The works comprise the periodic testing of the electrical installation in Council housing. This is a statutory requirement and the work includes an allowance for emergency repair work where the safety of tenants is a factor. This is phase 2 of a continuing programme and covers approximately 700 houses at various locations throughout the city. None of the properties are in the demolition programme.
TOTAL COST	Several Works £4,255.00 Allowances £640.00 TOTAL £4,895.00	Several Works £195,000.00 Allowances £19,500.00 TOTAL £214,500.00	Several Works £89,000.00 Allowances £8,900.00 TOTAL £97,900.00	Several Works £80,000.00 Allowances £8,000.00 TOTAL £88,000.00
FUNDING SOURCE	Capital	Planned Maintenance	Planned Maintenance	Planned Maintenance
BUDGET PROVISION & PHASING	2011/12 £4,895.00	2011/12 £215,000.00	2011/12 £350,000.00	2011/12 £350,000.00
ADDITIONAL FUNDING	None	None	None	None
REVENUE IMPLICATIONS	None	None	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
CONSULTATIONS	There are no major issues.	There are no major issues.	There are no major issues.	There are no major issues.
TENDERS	Negotiated project : 1 Dundee Contract Services £4,255.00	Partnering project 1 Dundee Contract Services £195,000.00	Partnering project 1 Dundee Contract Services £89,000.00	Partnering project 1 McGill Electrical Ltd., Dundee £80,000.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Professional Services £640.00 TOTAL £640.00	Professional Services £19,500.00 TOTAL £19,500.00	Professional Services £8,900.00 TOTAL £8,900.00	Professional Services £8,000.00 TOTAL £8,000.00
SUB-CONTRACTORS	None			None
BACKGROUND PAPERS	None	Two pilot projects were carried out at the end of financial year 2009/2010 to establish the level of work involved and to agree a pricing structure which provides value for money. This project is a Phase 2 follow up to the pilot.	Two pilot projects were carried out at the end of financial year 2009/2010 to establish the level of work involved and to agree a pricing structure which provides value for money. This project is a Phase 2 follow up to the pilot.	Two pilot projects were carried out at the end of financial year 2009/2010 to establish the level of work involved and to agree a pricing structure which provides value for money. This project is a Phase 2 follow up to the pilot.