

REPORT TO: Housing Committee - 19 June 2000

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 407/2000

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
99-562	Stirling Park 3rd Development - Pitched Roof Repairs	Andrew Shepherd & Sons Ltd, Forfar	£111,128.07	£134,928.07	£150,000.00
00-539	Alpin Road - Roof Repairs Phase 1	Raynor Roofing Ltd, Dundee	£224,447.54	£241,017.54	£260,000.00
00-546	Craigiebank 3rd Development - Roof Repairs Phase 1B	Ward Building Services Ltd, Dundee	£76,728.49	£82,213.49	£110,000.00
00-031	65 Dens Road - Repairs Notice in Default	Nortel Builders, Dundee	£50,934.29	£57,134.29	£57,134.29
00-032	3 Malcolm Street - Repairs Notice in Default	George Martin (Builders) Ltd, Dundee	£61,019.39	£68,119.39	£68,119.39
00-033	28 Cleghorn Street - Repairs Notice in Default	Ward Building Services Ltd, Dundee	£35,720.11	£40,220.11	£40,220.11
00-030	20 Isla Street - Repairs Notice in Default	J & G Construction, Dundee	£114,460.73	£127,760.73	£127,760.73
00-519	Menzieshill 4th, 6th, 7th, 8th & 10th Developments - Window Replacement	Dundee Contract Services	£227,087.03	£235,877.03	£240,000.00

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

21 June 2000

HOUSING COMMITTEE - 19 JUNE 2000

CLIENT	Housing			Housing			Housing		
PROJECT REFERENCE	99-562			00-539			00-546		
PROJECT	Stirling Park 3rd Development			Alpin Road			Craigiebank 3rd Development		
DESCRIPTION OF WORKS	Pitched Roof Repairs Substantial works to roof structure, replacing existing slates with tiles together with associated builders work, timber preservation and dampproofing works at 7A & 9A Macaulay Street and 1-18 Stirling Avenue			Roof Repairs Phase 1 Removing defective roof covering and recovering with new concrete roof tiles to 68 houses at 38-72 Alpin Road, 50 & 60 Harefield Road, 37-71 & 54-96 Glenesk Avenue and 1-7 Glenisla Terrace			Roof Repairs Phase 1B Removing defective roof covering and recovering with new concrete roof tiles to 24 flats at 293-299, 309-315 Arbroath Road and 87-117 Balgavies Avenue		
TOTAL COST	Several Works	£111,128.07		Several Works	£224,447.54		Several Works		
	Allowances	£23,800.00		Allowances	£16,570.00		Allowances		
	TOTAL	£134,928.07		TOTAL	£241,017.54		TOTAL		
FUNDING SOURCE	Planned maintenance - urgent roof repairs			CFCR			CFCR		
BUDGET PROVISION & PHASING	2000/2001 £150,000.00			2000/2001 £260,000.00			2000/2001		
REVENUE IMPLICATIONS	The renewal of the roofs and replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings			Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings			The renewal of the roofs and replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings		
LOCAL AGENDA 21	None			None			None		
EQUAL OPPORTUNITIES	None			None			None		
TENDERS	Six invited; six received <i>Received Checked</i>			Six invited; six received <i>Received Checked</i>			Six invited; six received <i>Received</i>		
	1 Andrew Shepherd & Sons Ltd, Forfar	£111,128.07	£111,128.07	1 Raynor Roofing Ltd, Dundee	£224,447.54	£224,447.54	1 Ward Building Services Ltd, Dundee	£76,974.19	
	2 Raynor Roofing Ltd, Dundee	£112,529.31	£112,529.31	2 Andrew Shepherd & Sons Ltd, Forfar	£226,617.17	£226,617.17	2 Andrew Shepherd & Sons Ltd, Forfar	£79,505.36	
	3 Ward Building Services Ltd, Dundee	£123,032.97	£123,032.97	3 Muirfield (Contracts) Ltd, Dundee	£233,377.85	£232,808.94	3 Raynor Roofing Ltd, Dundee	£89,006.41	
	Highest Tender	£152,551.01		Highest Tender	£282,326.96		Highest Tender	£102,277.58	
RECOMMENDATION	Acceptance of lowest tender			Acceptance of lowest tender			Acceptance of lowest tender		
ALLOWANCES	Contingencies	£3,750.00		Professional Services	£16,570.00		Professional Services		
	Decanting of tenants	£10,000.00							
	Professional Services	£10,050.00							
	TOTAL	£23,800.00		TOTAL	£16,570.00		TOTAL		
SUB-CONTRACTORS	J Lammond, Brechin Plumber			K & S Plumbing Gas Installation			SGB, Dundee Coulson Slaters, Dundee Ward Plumbing & Heating		
BACKGROUND PAPERS	None			None			None		

HOUSING COMMITTEE - 19 JUNE 2000

CLIENT		Housing		Housing		Housing
PROJECT REFERENCE		00-031		00-032		00-033
PROJECT		65 Dens Road		3 Malcolm Street		28 Cleghorn Street
DESCRIPTION OF WORKS		Repairs Notice in Default Common repairs to tenement block		Repairs Notice in Default Common repairs to tenement block		Repairs Notice in Default Common repairs to tenement block
TOTAL COST	£76,728.49 £5,485.00 £82,213.49	Several Works Allowances TOTAL	£50,934.29 £6,200.00 £57,134.29	Several Works Allowances TOTAL	£61,019.39 £7,100.00 £68,119.39	Several Works Allowances TOTAL
FUNDING SOURCE						
BUDGET PROVISION & PHASING	£110,000.00	Met from 2000/2001 Non-HRA Estimates and is recoverable from the owners concerned	£57,134.29	Met from 2000/2001 Non-HRA Estimates and is recoverable from the owners concerned	£68,119.39	Met from 2000/2001 Non-HRA Estimates and is recoverable from the owners concerned
REVENUE IMPLICATIONS		None		None		None
LOCAL AGENDA 21		None		None		None
EQUAL OPPORTUNITIES		None		None		None
TENDERS	<i>Checked</i> £76,728.49 £79,505.36 £89,006.41	Five invited; five received 1 Nortel Builders, Dundee 2 WH Brown Construction (Dundee) Ltd 3 George Martin (Builders) Ltd, Dundee Highest Tender	<i>Received</i> £50,935.97 £53,088.64 £53,393.78 £62,103.03	<i>Checked</i> £50,934.29 £53,088.64 £53,393.78	<i>Received</i> £60,499.63 £60,896.19 £64,773.32	<i>Checked</i> £61,019.39 £61,047.91 £64,163.06
RECOMMENDATION		Acceptance of lowest tender		Acceptance of lowest tender		Acceptance of lowest tender
ALLOWANCES	£5,485.00 £5,485.00	Professional Services TOTAL	£6,200.00 £6,200.00	Professional Services TOTAL	£7,100.00 £7,100.00	Professional Services TOTAL
SUB-CONTRACTORS	Scaffolding Roofing Plumbing/Gas	None		Coulson Slaters, Dundee Thomson & Douglas Ltd, Forfar Wm Donald Ltd, Dundee Nova Alarm Co, Dundee Angus Decorating Co, Arbroath Intona Preservation Ltd, Dundee	Roofing Woorwork Plumber Electrical Painter Specialist	SGB, Dundee Raynor Roofing Ltd, Dundee Ward Plumbing & Heating G A Helmore, Dundee R Cumming, Dundee
BACKGROUND PAPERS		None		None		None

HOUSING COMMITTEE - 19 JUNE 2000

CLIENT		Housing	Housing
PROJECT REFERENCE		00-030	00-519
PROJECT		20 Isla Street	Menzieshill 4th, 6th, 7th, 8th & 10th Developments
DESCRIPTION OF WORKS		Repairs Notice in Default Common repairs to tenement block	Window Replacement Replacement windows to 76 houses at Charleston Drive, Strathcarron Place, Yarrow Terrace, Lossie Place and Deveron, Earn, Thurso and Tweed Crescents
TOTAL COST	£35,720.11 £4,500.00 <u>£40,220.11</u>	Several Works £114,460.73 Allowances £13,300.00 <u>TOTAL £127,760.73</u>	Several Works £227,087.03 Allowances £8,790.00 <u>TOTAL £235,877.03</u>
FUNDING SOURCE			Capital
BUDGET PROVISION & PHASING	£40,220.11	Met from 2000/2001 Non-HRA Estimates and is recoverable from the owners concerned £127,760.73	2000/2001 £240,000.00
REVENUE IMPLICATIONS		None	None
LOCAL AGENDA 21		None	Improving energy efficiency and reducing the need for cyclical repainting
EQUAL OPPORTUNITIES		None	None
TENDERS	<i>Received</i> <i>Checked</i> £35,721.96 £35,720.11 £43,146.32 £43,146.32 £45,229.35 £45,229.35	Negotiated with contractor who previously submitted a tender to a private Architect appointed by the owners J & G Construction, Dundee £114,460.73	Negotiated offer 1 Dundee Contract Services £227,087.03
RECOMMENDATION		Acceptance of offer	Acceptance of offer
ALLOWANCES	£4,500.00 <u>£4,500.00</u>	Professional Services £13,300.00 <u>TOTAL £13,300.00</u>	Professional Services £8,790.00 <u>TOTAL £8,790.00</u>
SUB-CONTRACTORS	Scaffolding Roofing Plumber Electrical Painter	Andrew Clark Slaters, Dundee Roofing Domestic Plumbing & Heating, Dundee Plumber Philectric Ltd, Dundee Electrical F Forbes & Son, Dundee Painter	None
BACKGROUND PAPERS		None	None