REPORT TO: Housing Committee - 15 January 2007

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 41-2007

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
06-580	Western Clepington 1st Development (Smalls Wynd) - 21-27 Caird Avenue - Pitched Roof Replacement	Dundee Contract Services	£95,467.65	£104,680.65	£303,000.00
06-1138	Queen Street Development, Broughty Ferry - Heating Installation, Kitchen and Bathroom Upgrade	McGill Electrical Ltd., Dundee	£186,200.00	£245,245.00	£245,245.00
06-554	Garry Place Lounge - Access Improvements	Forman Construction Ltd., Dundee	£27,596.00	£32,016.00	£70,000.00
06-609	9,11 Arklay Terrace and 9,11 Sandeman Street - Roof Renewals	Raynor Roofing Ltd., Dundee	£112,487.58	£122,812.58	£303,000.00
06-613	Various Addresses, Dundee - Controlled Entry Systems - ASBO Funded	McGill Electrical Ltd., Dundee	£5,903.37	£34,980.37	£35,000.00
05-1101	Balunifield Sheltered Complex - Heating Installation, Electrical Upgrade, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£789,900.00	£936,068.00	£950,000.00
06-509	Mains of Fintry 4th Development - Roof Renewal Phase 1	Dundee Contract Services	£55,676.43	£62,773.43	£70,000.00

FINANCIAL IMPLICATIONS

The Head 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 Sustainability Policy and Equal Opportunities implications and the Chief Executive and the Depute Chief Executives (Support Services) and (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 4 January 2007

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CLIENT	Housing		Housing	
PROJECT REFERENCE	06-580		06-1138	
PROJECT	Western Clepington 1st Development (Smalls Wynd) - 21-		Queen Street Development, Broughty Ferry	
	27 Caird Avenue			
	Pitched Roof Replacement		Heating Installation, Kitchen and Bathroom Upgrade	
DESCRIPTION OF WORKS	Renewal of existing roof coverings and associated minor		New gas heating installation and kitchen and bathroom upgrade	
	works at 21-27 Caird avenue. None of the properties are		to 21 houses in Queen Street and kitchen and bathroom upgrade	
	in the demolition programme.		to 5 houses in Long Lane, Broughty Ferry. None of the	
			properties are in the demolition programme.	
		005 107 05		
TOTAL COST	Several Works Allowances	£95,467.65 £9,213.00	Several Works Allowances	£186,200.00 £59,045.00
	TOTAL	£9,213.00 £104,680.65	TOTAL	£39,045.00 £245,245.00
	TOTAL	£104,000.00	TOTAL	1245,245.00
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2006/2007	£303,000.00	2006/2007	£64,000.00
			2007/2008	£113,000.00
ADDITIONAL FUNDING	None		Balance met from the overall allowance for kitchens in the	£68,245.00
			Housing Capital Estimates.	200,210.00
			Housing Capital Estimatos.	
REVENUE IMPLICATIONS	Renewal of roof tiling will reduce future maintenance costs		Where gas heating is installed the maintenance costs will have to	
	and lead to revenue savings.		be added to the existing maintenance contract.	
SUSTAINABILITY POLICY	None		None	
EQUAL OPPORTUNITIES	None		None	
TENDERS	Negotiated contract:		Partnering project:	
TENDERO	1 Dundee Contract Services	£95,467.65	1 McGill Electrical Ltd., Dundee	£186,200.00
		,	· · · · · · · · · · · · · · · · · · ·	
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Planning Supervisor	£933.00	Redecoration of elderly tenants' houses	£25,000.00
	Professional Services	£8,280.00	Carpet Vouchers	£2,500.00
		,	Decanting of tenants	£10,000.00
			Storage	£3,000.00
			Planning Supervisor	£1,451.00
			Professional Services	£17,094.00
				2,0000
	TOTAL	£9,213.00	TOTAL	£59,045.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		Reference is made to the meeting of the Policy and Resources	
			Committee held on 13th June 2005 when report No 359-2005 by	
			the Director of Housing was approved. This report authorised	
			entering into contracts (including partnering) to meet SHQS over	
			the period from 2005/06 to 2007/08.	

CLIENT	Housing		Housing	
PROJECT REFERENCE	06-554		06-609	
PROJECT	Garry Place Lounge		9,11 Arklay Terrace and 9,11 Sandeman Street	
	Access Improvements		Roof Renewals	
DESCRIPTION OF WORKS	General improvements including installation of new		The renewal of the existing roof finishes to pitched roofs	
DESCRIPTION OF WORKS	rooflights and provision of automatic doors. This		including work to fascias, soffits, guttering and chimneys.	
	property is not in the demolition programme.		None of the properties are in the demolition programme.	
	property is not in the demonitori programme.		None of the properties are in the demonitor programme.	
TOTAL COST	Several Works	£27,596.00	Several Works	£112,487.58
	Allowances	£4,420.00	Allowances	£10,325.00
	TOTAL	£32,016.00	TOTAL	£122,812.58
FUNDING SOURCE	Planned Maintenance - Sheltered Lounge Upgrades		Capital	
	2006/2007	00,000,070	2006/2007	c202 000 0(
BUDGET PROVISION & PHASING	2006/2007	£70,000.00	2006/2007	£303,000.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		Renewal of roof tiling will reduce future maintenance	•
			costs and lead to revenue savings.	
SUSTAINABILITY POLICY	Resources are used efficiently and waste minimised.		None	
EQUAL OPPORTUNITIES	None		None	
TENDERS	Four invited; four received	Received Checked	Negotiated contract:	
	1 Forman Construction Ltd., Dundee	£27,596.00 £27,596.00	1 Raynor Roofing Ltd., Dundee	£112,487.58
	2 Alexander Oastler Ltd., Dundee	£28,793.00 £28,793.00		
	3 Ward Building Services Ltd., Dundee	£29,500.00 £29,500.00		
	Highest Tender	£31,501.96		
RECOMMENDATION	Acceptance of lowest tender		Acceptance of offer	
ALLOWANCES	Professional Services	£4,420.00	Cleaning gutters at 12 Clepington Street	£300.00
			Planning Supervisor	£1,082.00
			Professional Services	£8,943.00
	TOTAL	£4,420.00	TOTAL	£10,325.0
SUB-CONTRACTORS	None		None	
	None		None	
BACKGROUND PAPERS				
BACKGROUND PAPERS				
BACKGROUND PAPERS				

CLIENT	Housing		Housing	
PROJECT REFERENCE	06-613		05-1101	
PROJECT	Various Addresses, Dundee		Balunifield Sheltered Complex	
	Controlled Entry Systems - ASBO Funded		Heating Installation, Electrical Upgrade, Kitchens and Bathrooms	
DESCRIPTION OF WORKS	Installation of a controlled entry system to serve 6 fla	to ot	Installation of gas heating, electrical upgrade, kitchens and bathrooms t	
DESCRIPTION OF WORKS	7 Constitution Street. The property is not in		26 houses, warden's house and ancillary areas at Baluniefield Sheltere	
	demolition programme.	uie	Complex. Upgrading of warden call and controlled entry, installation of	
	demonition programme.		sprinkler system and various energy efficiency measures. The property	
			not in the demolition programme.	10
TOTAL COST	Several Works	£5,903.37	Several Works	£789,900.00
	Allowances	£29,077.00	Allowances	£146,168.00
	TOTAL	£34,980.37	TOTAL	£936,068.00
FUNDING SOURCE			Capital	
BUDGET PROVISION & PHASING	Scottish Executive ASBO Funding	£35,000.00	2006/2007	£100,000.00
			2007/2008	£850,000.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		Where gas heating is installed the maintenance costs will have to b	e
			added to the existing maintenance contract.	
SUSTAINABILITY POLICY	None		This project will reduce the consumption of energy and fossil fuels	in
			Council properties and activities to reduce CO2 emissions in response t	
			wider climate change obligations and promote energy efficiency system	
			that increase the proportion of energy from renewable sources	
EQUAL OPPORTUNITIES	None		None	
TENDERS	Negotiated contract:		Partnering project:	
	1 McGill Electrical Ltd., Dundee	£5,903.37	1 McGill Electrical Ltd., Dundee	£789,900.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES	Professional Services	£577.00	Carpet Vouchers	£5,000.00
			Decanting of tenants	£57,400.00
	Provision for further addresses (to be Identified)	£28,500.00		£2,000.00
			Electric Connection charges	£2,000.00
			Security	£30,000.00
			Removals	£8,500.00
			Building Warrant	£3,930.00
			Planning Supervisor	£3,601.00
			Professional Services	£33,737.00
	TOTAL	£29,077.00	TOTAL	£146,168.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

CLIENT	Housing	
PROJECT REFERENCE	06-509	
PROJECT	Mains of Fintry 4th Development	
	Roof Renewal Phase 1	
DESCRIPTION OF WORKS	The renewal of the existing tile roof finishes to pitched roofs	
DESCRIPTION OF WORKS	including work to guttering and chimneys at 7 cottages in Finlaggan	
	Crescent. None of the properties are in the demolition	
	programme.	
TOTAL COST	Several Works	£55,676.43
	Allowances	£7,097.00
	TOTAL	£62,773.43
FUNDING SOURCE	Capital	
BUDGET PROVISION & PHASING	2006/2007	£70,000.00
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	Renewal of roof tiling will reduce future maintenance costs and lead	
	to revenue savings.	
SUSTAINABILITY POLICY	None	
EQUAL OPPORTUNITIES	None	
TENDERS	Negotiated contract:	055 070 40
	1 Dundee Contract Services	£55,676.43
RECOMMENDATION	Acceptance of offer	
ALLOWANCES	Planning Supervisor	£605.00
	Professional Services	£6,492.00
	TOTAL	£7,097.00
		1,097.00
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	Poteropoolic mode to the meeting of the Delieu and Decourses	
DAGAGROUND FAPERS	Reference is made to the meeting of the Policy and Resources Committee held on 13th June 2005 when report No 359-2005 by	
	the Director of Housing was approved. This report authorised	
	entering into contracts (including partnering) to meet SHQS over the period from 2005/06 to 2007/08.	