

REPORT TO: Housing Committee - 25 June 2001

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 418-2001

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
00-500	Watson Street/Wellgate Housing Developments - Upgrading and Remedial Works	Dundee Contract Services	£1,993,041.63	£2,858,392.63	£2,858,392.63
01-540	Broughty Ferry 3rd Development - Roof Renewals Phase 1	Dundee Contract Services	£62,000.00	£69,495.00	£69,495.00
00-1025	Dallfield MSD - Lift Car Replacement	Thyssen Lifts & Escalators Ltd	£853,240.00	£886,880.00	£900,000.00
01-1013	Whitfield 3rd Development - Heating Replacement and Electrical Upgrading	Dundee Contract Services	£474,140.68	£622,655.68	£622,655.68
				£4,437,423.31	

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 2001

HOUSING COMMITTEE - 25 JUNE 2001

CLIENT	Housing			Housing			Housing			Housing		
PROJECT REFERENCE	00-500			01-540			00-1025			01-1013		
PROJECT	Watson Street/Wellgate Housing Developments			Broughty Ferry 3rd Development			Dallfield MSD			Whitfield 3rd Development		
DESCRIPTION OF WORKS	Upgrading and Remedial Works The works, which affect 227 houses within these developments, include structural strengthening of first floor concrete floor slabs from flats below by insertion of steel beams and columns to both Council and sold properties; window replacement, electrical rewiring, gas or electric heating, redecoration and other sundry works to Council properties			Roof Renewals Phase 1 Removal of defective tile roofing and re-covering with concrete roofing tiles at 122-148 and 89-91 Forthill Drive			Lift Car Replacement Replacement of lift cars and ancillary electrical works at Tulloch, Dallfield, Hilltown and Bonnethill Courts			Heating Replacement and Electrical Upgrading Installation of gas or electric heating to 96 houses at Whitfield Avenue, Rise, Gardens and Terrace		
TOTAL COST	Several Works	£1,993,041.63		Several Works	£62,000.00		Several Works	£853,240.00		Several Works	£853,240.00	
	Allowances	£865,351.00		Allowances	£7,495.00		Allowances	£33,640.00		Allowances	£33,640.00	
	TOTAL	<u>£2,858,392.63</u>		TOTAL	<u>£69,495.00</u>		TOTAL	<u>£886,880.00</u>		TOTAL	<u>£886,880.00</u>	
FUNDING SOURCE	Planned Maintenance			Capital Funded from Current Revenue			Capital			Capital		
BUDGET PROVISION & PHASING	2001/2002 and 2002/2003	Housing	£2,433,000.00	2001/2002	£60,000.00		2001/2002	£650,000.00		2001/2002		
	2001/2002 and 2002/2003	General Services	£237,000.00				2002/2003	£250,000.00				
ADDITIONAL FUNDING	Allowance for the balance will be made in the Housing Capital Estimates for 2002/2003			£188,392.63	Balance met from the overall allowance for roof replacement	£9,495.00	None			Balance met from the overall allowance for heating installations		
REVENUE IMPLICATIONS	Where tenants choose gas heating, this will require to be added to the maintenance programme			None			None					
LOCAL AGENDA 21	Heating and window installations will meet energy efficiency objectives. Structural repairs will maintain the integrity of the properties.			None			None			Heating is being installed in cottages which have previously benefitted from the installation of double glazing, thus meeting energy efficiency objectives		
EQUAL OPPORTUNITIES	None			None			None			None		
TENDERS	Five invited; five received			Negotiated offer			Four invited; four received			Negotiated offer		
	1 Dundee Contract Services	Received	£1,993,041.63	1 Dundee Contract Services	£62,000.00		1 Thyssen Lifts & Escalators Ltd	Received	£853,240.00	1 Dundee Contract Services		
	2 W H Brown Construction (Dundee) Ltd	Checked	£2,365,536.38				2 Otis Ltd, Aberdeen		£921,283.00			
	3 Torith Ltd		£2,509,539.83				3 Kone Worldwide, Glasgow		£994,704.00			
	Highest Tender		£2,603,725.00				Highest Tender		£1,356,609.00			
RECOMMENDATION	The contractor who submitted the lowest tender, Dundee Contract Services, will be expected to join a partnership with the Housing Department, design team and consultants to ensure the maximum co-operation and co-ordination of this complex project. The lowest tender is recommended for acceptance.			Acceptance of offer			Acceptance of lowest tender			Acceptance of offer		
ALLOWANCES	Redecoration of elderly tenant's houses	£20,000.00		Professional Services	£7,495.00		Professional Services	£33,640.00		Redecoration of elderly tenants' houses		
	Decoration Vouchers	£10,000.00								Decoration Vouchers		
	Carpet Vouchers	£3,400.00								Carpet Vouchers		
	Decanting of tenants	£338,700.00								Decanting of tenants		
	Gas Connection charges	£4,200.00								Gas Connection charges		
	Electric Connection charges	£15,000.00								Electric Connection charges		
	Contingencies	£75,000.00								Professional Services		
	Rent Payments	£54,000.00										
	Electricity	£5,000.00										
	Staffing	£62,500.00										
	Building Warrant	£1,851.00										
	Professional Services	£275,700.00										
	TOTAL	<u>£865,351.00</u>		TOTAL	<u>£7,495.00</u>		TOTAL	<u>£33,640.00</u>		TOTAL		
SUB-CONTRACTORS	P&G Blacksmiths, Dundee	Steelwork		None			E.I.C. (Scotland) Ltd, Midlothian	Electrical		None		
	McGill Electrical Ltd, Dundee	Electrical					J&C Milne, Blairgowrie	Builder				
	P W Hutchison, Dundee	Painting					Jim Jack Lifting Services, Grangemouth	Crane Hire				
							Resin-Polymer Applications, Broxburn	Flooring				
							W T Scott, Cumbernauld	Metalwork				
BACKGROUND PAPERS	Reference is made to meetings of the Housing Committee on 19 March 2001 (Report 141/2001) which approved that these works be carried out and 21 May 2001 (Report 306/2001) which approved service of a Repairs Notice to owners within these developments			None			None			None		

HOUSING COMMITTEE - 25 JUNE 2001

CLIENT	
PROJECT REFERENCE PROJECT DESCRIPTION OF WORKS	
TOTAL COST	£474,140.68 £148,515.00 £622,655.68
FUNDING SOURCE	
BUDGET PROVISION & PHASING	£473,000.00
ADDITIONAL FUNDING	£149,655.68
REVENUE IMPLICATIONS	
LOCAL AGENDA 21	
EQUAL OPPORTUNITIES	
TENDERS	£474,140.68
RECOMMENDATION	
ALLOWANCES	£36,000.00 £24,000.00 £3,780.00 £6,000.00 £12,600.00 £48,000.00 £18,135.00 £148,515.00
SUB-CONTRACTORS	
BACKGROUND PAPERS	