

REPORT TO: Housing Committee - 19 February 2001

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 61-2001

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
00-050	Lochee Area Housing Office - Alterations to Reception Area	Dundee Contract Services	£20,000.00	£23,200.00	£23,200.00
00-050A	Lochee Area Housing Office - Alterations to Reception Area	Dovetail Enterprises Ltd	£9,680.00	£11,220.00	£11,220.00
00-617	Lily Walker Centre - Roof Underfelt Renewal	Andrew Shepherd & Sons Ltd, Forfar	£21,325.21	£24,186.21	£24,186.21
99-1121	Kirk Street 2nd Development - Heating Replacement and Electrical Upgrade	CFM Building Services Ltd, Carluke	£407,030.00	£546,690.00	£546,690.00
00-509	1 & 2 Forebank Terrace - Roof Renewal	Andrew Shepherd & Sons Ltd, Forfar	£53,727.70	£60,769.70	£60,769.70
00-554	Bonnybank/Forebank and Powrie Place (Sheltered) Developments - Window Replacement	Dundee Contract Services	£97,569.11	£102,644.11	£125,000.00

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

2 February 2001

HOUSING COMMITTEE - 19 FEBRUARY 2001

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE	00-050	00-050A	00-617
PROJECT	Lochee Area Housing Office	Lochee Area Housing Office	Lily Walker Centre
DESCRIPTION OF WORKS	Alterations to Reception Area Alterations to existing layout to form new reception area including demolition of partitions, re-routing of service cables and pipework, installation of suspended ceiling, floor coverings and decoration	Alterations to Reception Area Supply and installation of computer desks and screens	Roof Underfelt Renewal Replacement of existing tile roofing underfelt
TOTAL COST	Several Works £20,000.00 Allowances £3,200.00 TOTAL £23,200.00	Several Works £9,680.00 Allowances £1,540.00 TOTAL £11,220.00	Several Works £21,325.21 Allowances £2,861.00 TOTAL £24,186.21
FUNDING SOURCE	Slippage in Planned Maintenance Budget and a contribution from the Finance Department up to a value of £10,000	Slippage in Planned Maintenance Budget	Capital
BUDGET PROVISION & PHASING	2000/2001 £10,000.00 2001/2002 £13,200.00	2000/2001 £1,000.00 2001/2002 £10,220.00	2001/2002 £24,186.21
ADDITIONAL FUNDING	None	None	None
REVENUE IMPLICATIONS	None	None	None
LOCAL AGENDA 21	The alterations will provide a more user-friendly environment for customers and staff and will also assist in the local provision of a housing advisor service in Lochee	The alterations will provide a more user-friendly environment for customers and staff and will also assist in the local provision of a housing advisor service in Lochee	None
EQUAL OPPORTUNITIES	None	None	None
TENDERS	Schedule of Rates Offer 1 Dundee Contract Services £20,000.00	Negotiated offer 1 Dovetail Enterprises Ltd £9,680.00	Five invited; five received 1 Andrew Shepherd & Sons Ltd, Forfar £21,325.21 2 Andrew Clark Ltd, Dundee £22,247.20 3 Raynor Roofing Ltd, Dundee £24,100.80 Highest Tender £43,010.45
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of lowest tender
ALLOWANCES	Professional Services £3,200.00 TOTAL £3,200.00	Professional Services £1,540.00 TOTAL £1,540.00	Professional Services £2,861.00 TOTAL £2,861.00
SUB-CONTRACTORS	None	None	J Lammond & Sons, Brechin Plumber
BACKGROUND PAPERS	None	None	None

HOUSING COMMITTEE - 19 FEBRUARY 2001

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	99-1121		00-509		00-554	
PROJECT	Kirk Street 2nd Development		1 & 2 Forebank Terrace		Bonnybank/Forebank and Powrie Place (Sheltered) Developments	
DESCRIPTION OF WORKS	Heating Replacement and Electrical Upgrade Electrical Upgrade and replacement of existing heating with new electric heating to 105 houses in Kirk Street and Yeamans Lane		Roof Renewal Replacement of the existing slate roof covering with new slates and repairs to chimney heads		Window Replacement Replacement of windows to 37 houses in Ann Street, Forebank Road, Powrie Place and Bonnybank Road	
TOTAL COST	Several Works	£407,030.00	Several Works	£53,727.70	Several Works	£97,569.11
	Allowances	£139,660.00	Allowances	£7,042.00	Allowances	£5,075.00
	TOTAL	£546,690.00	TOTAL	£60,769.70	TOTAL	£102,644.11
FUNDING SOURCE	Capital		Capital Funded from Current Revenue		Capital	
BUDGET PROVISION & PHASING	2000/2001	£40,000.00	2000/2001	£3,500.00	2001/2002	£125,000.00
	2001/2002	£432,000.00	2001/2002	£56,500.00		
ADDITIONAL FUNDING	Provision for the balance will be made at the next revision of the Housing Capital Estimates 2001/2002		Provision for the balance will be made at the next revision of the Housing Capital Estimates 2001/2002		None	
		£74,690.00		£769.70		
REVENUE IMPLICATIONS	None		Replacement of existing roof coverings will reduce future maintenance costs and lead to revenue savings		None	
LOCAL AGENDA 21	Heating is being installed in flats which have previously benefitted from the installation of double glazing thus meeting energy efficiency objectives		None		Resources are used efficiently, waste is minimised, energy efficiency is improved and the need for cyclical maintenance is reduced.	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	Five invited; three received		Six invited; six received		Negotiated offer	
	1 CFM Building Services Ltd, Carluke	£406,660.00	1 Andrew Shepherd & Sons Ltd, Forfar	£53,727.70	1 Dundee Contract Services	£97,569.11
	2 Scottish Hydro Electric plc, Perth	£411,679.92	2 Raynor Roofing Ltd, Dundee	£60,092.27		
	3 McGill Electrical Ltd, Dundee	£443,144.91	3 Tay Roofing Services Ltd, Dundee	£65,784.93		
			Highest Tender	£88,183.97		
RECOMMENDATION	Acceptance of lowest tender		Acceptance of lowest tender		Acceptance of offer	
ALLOWANCES	Redecoration of elderly tenant's houses	£30,000.00	Professional Services	£7,042.00	Professional Services	£5,075.00
	Decoration Vouchers	£29,450.00				
	Carpet Vouchers	£3,280.00				
	Decanting of tenants	£3,500.00				
	Electric Connection charges	£52,500.00				
	Professional Services	£20,930.00				
	TOTAL	£139,660.00	TOTAL	£7,042.00	TOTAL	£5,075.00
SUB-CONTRACTORS	None		J Lammond, Brechin		None	
				Plumbing		
BACKGROUND PAPERS	None		None		None	