

REPORT TO: Housing Committee - 11 March 2013

REPORT ON: Tenders Received

REPORT BY: City Architect

REPORT NO: 111-2013

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
12-1251	Watson Street and Wellgate Development - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£1,145,468.00	£1,286,354.78	£1,286,354.78
12-1208	Douglas & Angus 11th Development - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£619,813.00	£714,097.11	£714,097.11
12-1243	Wester Clepington Development - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£528,262.00	£593,464.27	£593,464.27
12-1240	Whitfield 2nd, 3rd and 5th Developments - Heating, Kitchens and Bathrooms	Environment Department (Construction Services)	£1,006,077.00	£1,123,393.55	£1,123,393.55
12-1226	St Marys 11th, 12th and 15th Developments - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£288,497.00	£343,119.25	£343,119.25
12-1225	Garry Place - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£278,174.00	£309,318.79	£309,318.79
12-1227	Kirk Street MSD - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£1,178,310.00	£1,617,310.00	£5,001,000.00
12-1228	Kirk Street 1st and 2nd Developments - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£1,042,364.00	£1,399,564.94	£5,001,000.00
12-1229	Wellgrove - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£61,916.00	£69,778.86	£69,778.86
12-1230	Harefield Road Development - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£139,609.00	£160,575.77	£160,575.77
12-1231	St Fillans Disabled - Heating, Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£27,493.00	£30,879.91	£45,000.00
12-527	24 - 43 Thurso Crescent - Roughcast Renewal	Environment Department (Construction Services)	£24,424.85	£26,500.96	£26,500.96
				£7,674,358.17	

FINANCIAL IMPLICATIONS

The Director of Corporate Services 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, Director of Corporate Services and Head of Democratic and Legal Services 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) Report Nr 10-2012 : Installation of Heating, Kitchens and Bathrooms - Framework Agreement
- d) Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architect
28 February 2013

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HOUSING COMMITTEE - 11 MARCH 2013

CLIENT	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	12-1251 Watson Street and Wellgate Development	12-1208 Douglas & Angus 11th Development	12-1243 Wester Clepington Development
DESCRIPTION OF WORKS	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 23 houses, boiler only to 143 houses and kitchens and bathrooms to 166 houses in Eden Terrace, King Street, Ladywell Avenue, Lilybank Terrace, Springhill Gardens, St Mathews Lane and Watson Street. This equates to approximately £7,749 per house, including allowances. None of the properties are in the	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 44 houses and kitchens and bathrooms to 107 houses in Balunie Crescent and Balunie Drive . This equates to approximately £6,674 per house, 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 2 houses and kitchens and bathrooms to 123 houses in Caird Avenue, Marryat Street, Marryat Terrace, Moncur Crescent and Provost Road. This equates to approximately £4,824 per house, including allowances. None of the properties are in the demolition programme.
TOTAL COST	Several Works £1,145,468.00 Allowances £140,886.78 TOTAL <u>£1,286,354.78</u>	Several Works £619,813.00 Allowances £94,284.11 TOTAL <u>£714,097.11</u>	Several Works £528,262.00 Allowances £65,202.27 TOTAL <u>£593,464.27</u>
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2013/2014 £1,166,000.00	Capital 2013/2014 £671,000.00	Capital 2013/2014 £587,000.00
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2013/2014 £120,354.78	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2013/2014 £43,097.10	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Capital Plan 2013/2014 £6,464.27
REVENUE IMPLICATIONS	None	None	None
POLICY IMPLICATIONS	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.
TENDERS	Negotiated project Environment Department (Construction Services) £1,145,468.00	Negotiated project Environment Department (Construction Services) £619,813.00	Negotiated project Environment Department (Construction Services) £528,262.00
RECOMMENDATION	Acceptance of offer	Acceptance of offer	Acceptance of offer
ALLOWANCES	Decoration and Carpet Allowances £23,858.00 Decanting of tenants £11,664.00 Gas Connection charges £8,000.00 Professional Services £97,364.78 TOTAL <u>£140,886.78</u>	Decoration and Carpet Allowances £31,600.00 Decanting of tenants £2,000.00 Gas Connection charges £8,000.00 Professional Services £52,684.11 TOTAL <u>£94,284.11</u>	Decoration and Carpet Allowances £16,900.00 Decanting of tenants £2,400.00 Gas Connection charges £1,000.00 Professional Services £44,902.27 TOTAL <u>£65,202.27</u>
SUB-CONTRACTORS	None	None	None
BACKGROUND PAPERS	None	None	None

HOUSING COMMITTEE - 11 MARCH 2013

CLIENT	Housing	Housing	Housing	
PROJECT REFERENCE PROJECT	12-1226 St Marys 11th, 12th and 15th Developments	12-1225 Garry Place	12-1227 Kirk Street MSD	
DESCRIPTION OF WORKS	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 39 houses, bathrooms to 39 houses and Kitchens to 2 houses only, in St Giles Terrace, St Mungoes Terrace, St Nicholas Place, Bradbury Street and Laird Street . This equates to approximately £8,798 per house, including allowances. None of the properties are in the demolition programme.	Kitchens and Bathrooms The works comprise the replacing of existing kitchens and bathrooms to 60 houses in Garry Place. This equates to approximately £5,153 per house, including allowances. None of the properties are in the demolition programme.	Kitchens and Bathrooms The works comprise the replacing of existing kitchens and bathrooms to 240 houses in Adamson Court and Elders Court . This equates to approximately £6,738 per house, including allowances. None of the properties are in the demolition programme.	
TOTAL COST	Several Works Allowances TOTAL	Several Works Allowances TOTAL	Several Works Allowances TOTAL	
	£288,497.00 £54,622.25 <u>£343,119.25</u>	£278,174.00 £31,144.79 <u>£309,318.79</u>	£1,178,310.00 £439,000.00 <u>£1,617,310.00</u>	
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2013/2014 £220,000.00	Capital 2013/2014 £282,000.00	Capital 2013/2014 £5,001,000.00	
ADDITIONAL FUNDING	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Canital Plan 2013/2014 £123,119.25	Balance met from the overall allowance for Heating, Kitchens and Bathrooms in Housings Canital Plan 2013/2014 £27,318.79	None	
REVENUE IMPLICATIONS	None	None	None	
POLICY IMPLICATIONS	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.	
TENDERS	Partnering project McGill Electrical Ltd., Dundee £288,497.00	Partnering project McGill Electrical Ltd., Dundee £278,174.00	Partnering project McGill Electrical Ltd., Dundee £1,178,310.00	
RECOMMENDATION	Acceptance of offer	Acceptance of offer as per Framework Agreement	Acceptance of offer as per Framework Agreement	
ALLOWANCES	Decoration and Carpet Allowances Decanting of tenants Gas Connection charges Professional Services £8,797.93 TOTAL	£12,100.00 £8,000.00 £10,000.00 £24,522.25 <u>£54,622.25</u>	Decoration and Carpet Allowances Decanting of tenants Professional Services £5,000.00 £2,500.00 £23,644.79 TOTAL	£86,000.00 £8,000.00 £25,000.00 £30,000.00 £200,000.00 £20,000.00 £5,000.00 £50,000.00 £15,000.00 <u>£439,000.00</u>
SUB-CONTRACTORS	None	None	None	
BACKGROUND PAPERS	None	None	None	

HOUSING COMMITTEE - 11 MARCH 2013

CLIENT	Housing	
PROJECT REFERENCE PROJECT	12-1228 Kirk Street 1st and 2nd Developments	
DESCRIPTION OF WORKS	<p>Heating, Kitchens and Bathrooms The works comprise the replacing of existing heating to 65 houses and kitchens and bathrooms to 164 houses in Atholl Street, Kirk Street and Yeamans Lane. This equates to approximately £8,534 per house, including allowances. None of the properties are in the demolition programme.</p>	
TOTAL COST	Several Works	£1,042,364.00
	Allowances	£357,200.94
	TOTAL	£1,399,564.94
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2013/2014	£5,001,000.00
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	There are no major issues.	
CONSULTATIONS	There are no major issues.	
TENDERS	Partnering project McGill Electrical Ltd., Dundee	£1,042,364.00
RECOMMENDATION	Acceptance of offer as per Framework Agreement	
ALLOWANCES	Decoration and Carpet Allowances Decanting of tenants Low rise Lighting Smoke detectors Replace distribution boards Replace wall ties Professional Services	£57,600.00 £10,000.00 £26,000.00 £10,000.00 £65,000.00 £100,000.00 £88,600.94
	TOTAL	£357,200.94
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	