

REPORT TO: Housing, Dundee Contract Services And Environmental Services Committee - 14 March 2011

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 142-2011

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
09-527	Hilltown West Development - Roof Renewal - Phase 1	Dundee Contract Services, Dundee	£418,858.28	£463,260.28
10-503	Corso Steet 2nd Development - Roof Renewal - Phase 2	Forster Roofing Services, Brechin	£114,014.82	£127,216.82
10-500	Arklay Street 1st Development - Roof Renewal - Phase 2	Forster Roofing Services, Brechin	£97,639.07	£109,989.07
10-506	Linlathen 1st Development - Roof Renewal - Phase 5	Dundee Contract Services, Dundee	£342,918.33	£363,182.33
11-504	Cleington Road Development - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£746,276.00	£812,603.00
11-506	Arklay Street 1st Development - Kitchens and Bathrooms	McGill Electrical Ltd., Dundee	£363,585.00	£423,225.00
11-1001	Menzieshill 4th Development - Heating, Kitchens and Bathrooms	Dundee Contract Services, Dundee	£604,000.00	£707,378.00
11-1009	Camperdown 4th and 6th Developments - Flats - Heating, Kitchens and Bathrooms	Dundee Contract Services, Dundee	£404,000.00	£467,534.00
11-1014	Craigie 4th Development - Sheltered Flats - Heating, Kitchens and Bathrooms	Dundee Contract Services, Dundee	£698,000.00	£780,165.00
11-1017	Linlathen 2nd and 3rd Developments - Heating, Kitchens and Bathrooms	Dundee Contract Services, Dundee	£303,000.00	£348,821.00
				£4,603,374.50

FINANCIAL IMPLICATIONS

The Director of Finance 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, Depute Chief Executive (Support Services) and Director of Finance 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 :-

- Report Nr 148-2003 : Partnering Guidelines for Construction Projects
- Report Nr 356-2009 : Construction Procurement Policy
- Standing Orders : Tender Procedures of the Council

Rob Pedersen
City Architectural Services Officer
25 February 2011

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HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 14 MARCH 2011

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE PROJECT	09-527 Hilltown West Development		10-503 Corso Steet 2nd Development		10-500 Arklay Street 1st Development	
DESCRIPTION OF WORKS	Roof Renewal - Phase 1 The works comprise the replacement of tiled roof coverings to pitched roofs, waterproof treatment to shallow pitched roofs, replacement of felt and sarking to common flat roof areas and removal of asbestos cement fascias, to 9 blocks at Carmichael Street, Kinghorne Court/Place/Walk/Street and Rosebank Court. None of the properties are in the demolition programme.		Roof Renewal - Phase 2 The works comprise the renewal of roof coverings to pitched roofs to 6 properties at 14 - 20 (even) and 19 - 21 (odd) Abbotsford Place. None of the properties are in the demolition programme.		Roof Renewal - Phase 2 The works comprise the renewal of roof coverings to pitched roofs to 5 properties at 2 - 8 and 12 Strathmore Street. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£418,858.28	Several Works	£114,014.82	Several Works	£97,639.07
	Allowances	£44,402.00	Allowances	£13,202.00	Allowances	£12,350.00
	TOTAL	£463,260.28	TOTAL	£127,216.82	TOTAL	£109,989.07
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2011/2012	see below	Capital 2011/2012	£158,000.00	Capital 2011/2012	£130,000.00
ADDITIONAL FUNDING	This project will be met from the overall allowances for Roofing projects in the Housing Departments Capital Estimates 2011/2012	£463,260.28	None		None	
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings		The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings		The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings	
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	Six invited; five received	Received	Checked	Seven invited; six received	Received	Checked
	1 Dundee Contract Services, Dundee	£418,858.28	£418,858.28	1 Forster Roofing Services, Brechin	£114,015.90	£114,014.82
	2 Raynor Roofing Ltd., Dundee	£432,415.12	£432,415.24	2 Andrew Shepherd Construction Ltd, Forfar	£121,055.84	£121,055.84
	3 Muirfield (Contracts) Ltd., Dundee	£434,307.17	£434,307.17	3 Dundee Contract Services, Dundee	£124,853.61	£124,853.61
	Highest Tender	£514,608.03		Highest Tender	£148,720.50	
RECOMMENDATION	Acceptance of lowest tender		Acceptance of lowest tender		Acceptance of lowest tender	
ALLOWANCES	Contingencies	£10,000.00	Contingencies	£3,000.00	Contingencies	£3,000.00
	Tenants/owners balcony planting/equipment	£5,000.00	CDM Co-ordinator	£1,085.00	Professional Services	£8,364.00
	Remove/make good access ladder areas	£5,000.00	Professional Services	£9,117.00	CDM Co-ordinator	£986.00
	CDM Co-ordinator	£2,401.00				
	Professional Services	£22,001.00				
	TOTAL	£44,402.00	TOTAL	£13,202.00	TOTAL	£12,350.00
SUB-CONTRACTORS	Asbestos Removal Works - Gowrie Contracts, Dundee		Scaffolding - A & J Scaffolding Contractors, Dundee Plumberwork - RL Ratray Ltd., Scone		Scaffolding - Dundee Plant Ltd, Dundee Plumberwork - RL Ratray Ltd., Scone Asbestos Removal Works - ARDS Ltd., Dundee	
BACKGROUND PAPERS	None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 14 MARCH 2011

CLIENT	Housing		Housing		Housing		Housing	
PROJECT REFERENCE PROJECT	10-506 Linlathen 1st Development		11-504 Cleington Road Development		11-506 Arklay Street 1st Development		11-1001 Menzieshill 4th Development	
DESCRIPTION OF WORKS	Roof Renewal - Phase 5 The works comprise the renewal of pitched roof coverings to 61 properties at 31 - 69 Pitkerro Drive, 2 - 76 Mossgiel Place, 30 - 54 Glenconnor Drive and 1 - 15 Lomond Place. None of the properties are in the demolition programme.		Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 7 houses, replacement of distribution boards to 56 houses and new kitchens and bathrooms to 132 houses in Caird Terrace, Cleington Road and Provost Road. None of the properties are in the demolition programme.		Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 10 houses and new kitchens and bathrooms to 63 houses in Sandeman Street and Strathmore Street. 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 49 houses, boiler only to 33 houses and new kitchens and bathrooms to 82 houses in Devron Crescent, Earn Crescent and Spey Drive. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£342,918.33	Several Works	£746,276.00	Several Works	£363,585.00	Several Works	£604,000.00
	Allowances	£20,264.00	Allowances	£66,327.00	Allowances	£59,640.00	Allowances	£103,378.00
	TOTAL	£363,182.33	TOTAL	£812,603.00	TOTAL	£423,225.00	TOTAL	£707,378.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2011/2012	£385,000.00	Capital 2011/2012	£808,000.00	Capital 2011/2012	£1,630,000.00	Capital 2011/2012	£779,000.00
ADDITIONAL FUNDING	None		Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2011/2012	£4,603.00	None		None	
REVENUE IMPLICATIONS	The renewal of the roofs will reduce future maintenance costs and lead to further revenue savings		None		None		None	
POLICY IMPLICATIONS	There are no major issues.		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.		There are no major issues.	
TENDERS	Negotiated Contract Dundee Contract Services, Dundee	£342,918.33	Partnering Project McGill Electrical Ltd., Dundee	£746,276.00	Partnering Project McGill Electrical Ltd., Dundee	£363,585.00	Partnering Project Dundee Contract Services, Dundee	£604,000.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of offer		Acceptance of offer	
ALLOWANCES	CDM Co-ordinator	£2,072.00	Decoration/Carpet Allowances	£21,944.00	Decoration/Carpet Allowances	£16,715.00	Decoration/Carpet Allowances	£39,322.00
	Professional Services	£18,192.00	Decanting of tenants	£4,000.00	Decanting of tenants	£10,000.00	Decanting of tenants	£5,000.00
			Gas Connection charges	£5,000.00	Gas Connection charges	£5,000.00	Gas Connection charges	£25,000.00
			CDM Co-ordinator	£3,454.00	CDM Co-ordinator	£2,154.00	CDM Co-ordinator	£3,086.00
			Professional Services - prov 4.25%	£31,929.00	Professional Services	£25,771.00	Professional Services	£30,970.00
	TOTAL	£20,264.00	TOTAL	£66,327.00	TOTAL	£59,640.00	TOTAL	£103,378.00
SUB-CONTRACTORS	None		None		None		None	
BACKGROUND PAPERS	None		None		None		None	

HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 14 MARCH 2011

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE	11-1009		11-1014		11-1017	
PROJECT	Camperdown 4th and 6th Developments - Flats		Craigie 4th Development - Sheltered Flats		Linlathen 2nd and 3rd Developments	
DESCRIPTION OF WORKS	Heating, Kitchens and Bathrooms The works comprise removal of existing electric heating systems and installation of gas heating systems to 18 houses, boiler only to 43 houses and new kitchens and bathrooms to 61 houses in Brownhill Road, Gourdie Terrace, Balgarthno Street and Balgarthno Terrace. 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 55 houses, boiler only to 36 houses and new kitchens and bathrooms to 91 houses in Aboyne Avenue, Banchory Road, Crathie Place, Cullen Place and Kemnay Gardens. 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 15 houses, boiler only to 24 houses and new kitchens and bathrooms to 39 houses in Darvel Place, Ballochmyle Drive, Fountainbleau Drive, Honygreen Road and Pitkerro Drive. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£404,000.00	Several Works	£698,000.00	Several Works	£303,000.00
	Allowances	£63,534.00	Allowances	£82,165.00	Allowances	£45,821.00
	TOTAL	£467,534.00	TOTAL	£780,165.00	TOTAL	£348,821.00
FUNDING SOURCE	Capital		Capital		Capital	
BUDGET PROVISION & PHASING	2011/2012 £498,000.00		2011/2012 £1,612,000.00		2011/2012 £335,000.00	
ADDITIONAL FUNDING	None		None		Balance will be met from the overall allowances for Heating, Kitchens and Bathrooms in the Housing Departments Capital Estimates 2011/2012 £13,821.00	
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 Dundee Contract Services, Dundee £404,000.00		Partnering Project Dundee Contract Services, Dundee £698,000.00		Partnering Project Dundee Contract Services, Dundee £303,000.00	
RECOMMENDATION	Acceptance of offer		Acceptance of offer		Acceptance of offer	
ALLOWANCES	Decoration/Carpet Allowances	£27,197.00	Redecoration of Elderly Tenants Houses	£6,250.00	Decoration/Carpet Allowances	£8,875.00
	Decanting of tenants	£2,000.00	Decoration/Carpet Allowances	£33,135.00	Decanting of tenants	£7,000.00
	Gas Connection charges	£5,000.00	Decanting of tenants	£3,000.00	Gas Connection charges	£4,000.00
	CDM Co-ordinator	£2,314.00	Gas Connection charges	£5,000.00	CDM Co-ordinator	£1,928.00
	Professional Services	£27,023.00	CDM Co-ordinator	£3,294.00	Professional Services	£24,018.00
	Professional Services		Professional Services	£31,486.00		
	TOTAL	£63,534.00	TOTAL	£82,165.00	TOTAL	£45,821.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	