

**REPORT TO: Housing Committee - 13 June 2011**

**REPORT ON: Tenders Received**

**REPORT BY: City Architectural Services Officer**

**REPORT NO: 294-2011**

## **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:

<b>Project Reference</b>	<b>Project</b>	<b>Contractor</b>	<b>Tender Amount</b>	<b>Total Amount</b>	<b>Finance Available</b>
11-510	Constitution Street 1st and 2nd Developments - Kitchens and Bathrooms	Sidey Ltd, Perth	£72,511.00	£81,311.00	£81,311.00
11-511	Hepburn Street and Wedderburn Street Developments - Kitchens and Bathrooms	Sidey Ltd, Perth	£191,101.00	£224,349.00	£234,000.00
11-512	Hill Street and Kinghorne Road Developments - Kitchens and Bathrooms	Sidey Ltd, Perth	£97,138.00	£116,663.00	£116,663.00
11-513	Lansdowne 1st Development - Kitchens and Bathrooms	Sidey Ltd, Perth	£24,046.00	£28,609.00	£28,609.00
11-514	Douglas and Angus 9th and 13th Developments - Kitchens and Bathrooms	MASCO Onestep Installation Services, West Yorkshire	£364,000.00	£425,977.00	£448,000.00
11-1008	Scott Street Development - Heating, Kitchens and Bathrooms	Dundee Contract Services	£158,000.00	£181,175.00	£181,175.00
09-524	Craigie 5th Development - Roof Replacement - Phase 1	Raynor Roofing Ltd., Dundee	£38,878.31	£68,438.31	£68,438.31
10-502	Clement Park 2nd Development - Roof Renewal - Phase 2	Dundee Contract Services	£154,265.70	£166,103.70	£186,000.00
10-507	Mains of Fintry 1st Development - Roof Renewal - Phase 2	Dundee Contract Services	£148,250.22	£158,582.22	£170,000.00
10-508	Mains of Fintry 3rd Development - Roof Renewal - Phase 2	Dundee Contract Services	£145,695.41	£157,385.41	£157,385.41
10-510	Tullideph Tenements - Roof Renewal - Phase 2	Dundee Contract Services	£102,631.00	£112,203.00	£112,203.00
				<b>£1,835,820.31</b>	

## **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 :-

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

**Rob Pedersen**  
**City Architectural Services Officer**  
**1 June 2011**

**294-2011**

# HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 13 JUNE 2011

CLIENT	Housing		Housing		Housing	
<b>PROJECT REFERENCE</b>	11-510		11-511		11-512	
<b>PROJECT</b>	Constitution Street 1st and 2nd Developments		Hepburn Street and Wedderburn Street Developments		Hill Street and Kinghorn Road Developments	
<b>DESCRIPTION OF WORKS</b>	Kitchens and Bathrooms The works comprise the installation of new kitchens and bathrooms to 17 houses in Constitution Street, Ogilvie Road and Rosebank Street. This equates to approximately £4,783 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.		Kitchens and Bathrooms The works comprise the installation of new kitchens and bathrooms to 51 houses in Caird Avenue, Strathmartine Road, Wedderburn Place and Wedderburn Street. This equates to approximately £4,399 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.		Kitchens and Bathrooms The works comprise the installation of new kitchens and bathrooms to 25 houses in Hill Street Place and Kinghorn Road. This equates to approximately £4,666 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.	
<b>TOTAL COST</b>	Several Works	£72,511.00	Several Works	£191,101.00	Several Works	£97,138.00
	Allowances	£8,800.00	Allowances	£33,248.00	Allowances	£19,525.00
	<b>TOTAL</b>	<b>£81,311.00</b>	<b>TOTAL</b>	<b>£224,349.00</b>	<b>TOTAL</b>	<b>£116,663.00</b>
<b>FUNDING SOURCE</b>	Capital		Capital		Capital	
<b>BUDGET PROVISION &amp; PHASING</b>	2011/2012		2011/2012		2011/2012	
	£74,000.00		£234,000.00		£108,000.00	
<b>ADDITIONAL FUNDING</b>	Balance shall be met from the overall allowances for Kitchen and Bathroom projects in the Housing Departments Capital Estimates 2011/2012		None		Balance shall be met from the overall allowances for Kitchen and Bathroom projects in the Housing Departments Capital Estimates 2011/2012	
	£7,311.00				£8,663.00	
<b>REVENUE IMPLICATIONS</b>	None		None		None	
<b>POLICY IMPLICATIONS</b>	There are no major issues.		There are no major issues.		There are no major issues.	
<b>CONSULTATIONS</b>	There are no major issues.		There are no major issues.		There are no major issues.	
<b>TENDERS</b>	Partnering Project		Partnering Project		Partnering Project	
	1 Sidey Ltd, Perth		1 Sidey Ltd, Perth		1 Sidey Ltd, Perth	
	£72,511.00		£191,101.00		£97,138.00	
<b>RECOMMENDATION</b>	Acceptance of offer		Acceptance of offer		Acceptance of offer	
<b>ALLOWANCES</b>	Decoration and Carpet Allowances	£3,476.00	Decoration and Carpet Allowances	£13,619.00	Decoration and Carpet Allowances	£8,450.00
	Decanting of tenants	£1,000.00	Decanting of tenants	£1,000.00	Decanting of tenants	£1,000.00
	CDM Co-ordinator	£828.00	CDM Co-ordinator	£1,455.00	CDM Co-ordinator	£983.00
	Professional Services	£6,972.00	Professional Services	£17,174.00	Professional Services	£9,092.00
	<b>TOTAL</b>	<b>£8,800.00</b>	<b>TOTAL</b>	<b>£33,248.00</b>	<b>TOTAL</b>	<b>£19,525.00</b>
<b>SUB-CONTRACTORS</b>	None		None		None	
<b>BACKGROUND PAPERS</b>	None		None		None	

# HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 13 JUNE 2011

CLIENT	Housing		Housing		Housing	
<b>PROJECT REFERENCE PROJECT</b>	11-513		11-514		11-1008	
<b>DESCRIPTION OF WORKS</b>	<p>Lansdowne 1st Development</p> <p>Kitchens and Bathrooms</p> <p>The works comprise the installation of new kitchens and bathrooms to 5 houses in Lansdowne Gardens. This equates to approximately £5,721 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.</p>		<p>Douglas and Angus 9th and 13th Developments</p> <p>Kitchens and Bathrooms</p> <p>The works comprise removal of existing electric heating systems and installation of gas heating systems to 20 houses and new kitchens and bathrooms to 75 houses in Balcairn Place, Baldovie Gardens, Baldovie Place, Baldovie Road, Baldovie Terrace, Balunie Avenue, Balunie Gardens, Balunie Place, Balunie Street, Balunie Terrace and Baluniefield Road. This equates to approximately £5,680 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.</p>		<p>Heating, Kitchens and Bathrooms</p> <p>The works comprise removal of existing electric heating systems and installation of gas heating systems and new kitchens and bathrooms to 18 houses in Scott Street. This equates to approximately £10,065 per house, based on estimated percentage of bathroom and kitchen renewals, including allowances. None of the properties are in the demolition programme.</p>	
<b>TOTAL COST</b>	Several Works	£24,046.00	Several Works	£364,000.00	Several Works	£158,000.00
	Allowances	£4,563.00	Allowances	£61,977.00	Allowances	£23,175.00
	<b>TOTAL</b>	<b>£28,609.00</b>	<b>TOTAL</b>	<b>£425,977.00</b>	<b>TOTAL</b>	<b>£181,175.00</b>
<b>FUNDING SOURCE BUDGET PROVISION &amp; PHASING</b>	Capital 2011/2012	£19,000.00	Capital 2011/2012	£448,000.00	Capital 2011/2012	£156,000.00
<b>ADDITIONAL FUNDING</b>	Balance shall be met from the overall allowances for Kitchen and Bathroom projects in the Housing Departments Capital Estimates 2011/2012	£9,609.00	None		Balance shall be met from the overall allowances for Kitchen and Bathroom projects in the Housing Departments Capital Estimates 2011/2012	£25,175.00
<b>REVENUE IMPLICATIONS</b>	None		None		None	
<b>POLICY IMPLICATIONS</b>	There are no major issues.		There are no major issues.		There are no major issues.	
<b>CONSULTATIONS</b>	There are no major issues.		There are no major issues.		There are no major issues.	
<b>TENDERS</b>	Partnering Project 1 Sidey Ltd, Perth	£24,046.00	Partnering Project 1 MASCO Onestep Installation Services, West Yorkshire	£364,000.00	Partnering Project 1 Dundee Contract Services	£158,000.00
<b>RECOMMENDATION</b>	Acceptance of offer		Acceptance of offer		Acceptance of offer	
<b>ALLOWANCES</b>	Decoration and Carpet Allowances	£1,328.00	Decoration and Carpet Allowances	£28,038.00	Decoration and Carpet Allowances	£5,553.00
	CDM Co-ordinator	£436.00	Decanting of tenants	£2,000.00	Decanting of tenants	£2,000.00
	Professional Services	£2,799.00	Gas Connection charges	£4,000.00	CDM Co-ordinator	£1,290.00
			CDM Co-ordinator	£2,156.00	Professional Services	£14,332.00
			Professional Services	£25,783.00		
	<b>TOTAL</b>	<b>£4,563.00</b>	<b>TOTAL</b>	<b>£61,977.00</b>	<b>TOTAL</b>	<b>£23,175.00</b>
<b>SUB-CONTRACTORS</b>	None		None		None	
<b>BACKGROUND PAPERS</b>	None		None		None	

# HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 13 JUNE 2011

CLIENT	Housing			Housing		
PROJECT REFERENCE PROJECT	09-524 Craigie 5th Development			10-502 Clement Park 2nd Development		
DESCRIPTION OF WORKS	Roof Replacement - Phase 1 The works comprise the renewal of roof coverings to pitched roof to one property at 71 Kemnay Gardens. This property is not in the demolition programme.			Roof Renewal - Phase 2 The works comprise the renewal of roof coverings to pitched roofs to seven properties at 35, 36, 37, 38, 40, 42 and 44 Lansdowne Square. None of the properties are in the demolition programme.		
TOTAL COST	Several Works	£38,878.31		Several Works	£154,265.70	
	Allowances	£29,560.00		Allowances	£11,838.00	
	TOTAL	£68,438.31		TOTAL	£166,103.70	
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2011/2012	£50,000.00		Capital 2011/2012	£186,000.00	
ADDITIONAL FUNDING	Balance shall be met from the overall allowances for Roof Replacement projects in the Housing Departments Capital Estimates 2011/2012	£18,438.31		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		
POLICY IMPLICATIONS	There are no major issues.			There are no major issues.		
CONSULTATIONS	There are no major issues.			There are no major issues.		
TENDERS	Five invited; four received	Received	Checked	Partnering Project		
	1 Raynor Roofing Ltd., Dundee	£38,878.31	£38,878.31	1 Dundee Contract Services	£154,265.70	
	2 Dundee Contract Services	£43,602.44	£43,602.44			
	3 Andrew Shepherd Construction Ltd., Forfar	£44,251.66	£44,251.66			
	Highest Tender	£59,024.75				
RECOMMENDATION	Acceptance of lowest tender			Acceptance of offer		
ALLOWANCES	CDM Co-ordinator	£389.00		CDM Co-ordinator	£1,271.00	
	Professional Services	£4,560.00		Professional Services	£10,567.00	
	Urgent Repair Works to 31 Aboyne Avenue, to be negotiated at lowest Tender Rates of approved Contractor and added to this contract	£25,000.00				
	TOTAL	£29,560.00		TOTAL	£11,838.00	
SUB-CONTRACTORS	None			None		
BACKGROUND PAPERS	None			None		

# HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENTAL SERVICES COMMITTEE - 13 JUNE 2011

CLIENT	Housing		Housing		Housing	
PROJECT REFERENCE PROJECT	10-507 Mains of Fintry 1st Development		10-508 Mains of Fintry 3rd Development		10-510 Tullideph Tenements	
DESCRIPTION OF WORKS	Roof Renewal - Phase 2 The works comprise the renewal of roof coverings to pitched roofs to twenty properties at 2 - 44 (even) Fintry Gardens and 21 - 55 (odd) Fintry Road . 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 sixteen properties at 2 - 40 (even) and 1 - 39 (odd) Finlaggan 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 four properties at 2, 4, 6 and 8 Tullideph Street. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£148,250.22	Several Works	£145,695.41	Several Works	£102,631.00
	Allowances	£10,332.00	Allowances	£11,690.00	Allowances	£9,572.00
	TOTAL	£158,582.22	TOTAL	£157,385.41	TOTAL	£112,203.00
FUNDING SOURCE BUDGET PROVISION & PHASING	Capital 2011/2012	£170,000.00	Capital 2011/2012	£150,000.00	Capital 2011/2012	£102,000.00
ADDITIONAL FUNDING	None		Ballance shall be met from the overall allowances for Roof Replacement projects in the Housing Departments Capital Estimates 2011/2012	£7,385.41	Ballance shall be met from the overall allowances for Roof Replacement projects in the Housing Departments Capital Estimates 2011/2012	£10,203.00
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	Partnering Project 1 Dundee Contract Services	£148,250.22	Partnering Project 1 Dundee Contract Services	£145,695.41	Partnering Project 1 Dundee Contract Services	£102,631.00
RECOMMENDATION	Acceptance of offer		Acceptance of lowest tender		Acceptance of lowest tender	
ALLOWANCES	CDM Co-ordinator	£1,483.00	CDM Co-ordinator	£1,456.00	CDM Co-ordinator	£1,013.00
	Professional Services	£10,332.00	Professional Services	£10,234.00	Professional Services	£8,559.00
	TOTAL	£10,332.00	TOTAL	£11,690.00	TOTAL	£9,572.00
SUB-CONTRACTORS	None		None		None	
BACKGROUND PAPERS	None		None		None	