

REPORT TO: Housing Committee - 18 December 2000

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 753-2000

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
00-053	17 and 19 St Mungo Terrace - Controlled Entries	McGill Electrical Ltd	£14,007.66	£15,850.66	£15,850.66
00-587	29-31 Tullideph Place - Access Deck Repairs	Dundee Contract Services	£3,400.00	£3,950.00	£3,950.00
00-535	Menzieshill 5th Development, 570-612 Charleston Drive - Roughcast Repairs	A. Shepherd & Sons Ltd, Forfar	£183,083.60	£197,348.60	£197,348.60
00-1047	Derby Street Traditional Low Rise: Reid Square - Controlled Entries	Scotshield Ltd, Dundee	£9,053.00	£10,046.00	£10,046.00
00-051	Supported Accommodation Project - Alterations	Alexander Oastler Ltd, Dundee	£35,757.18	£42,538.18	£100,000.00
99-1117	Kirk Street 1st Development - Heating and Electrical Upgrade	Dundee Contract Services	£295,829.29	£402,359.29	£402,359.29
00-632	Craigiebank 2nd Development - Roof Repairs	Andrew Shepherd & Sons Ltd, Forfar	£130,000.00	£141,145.00	£458,000.00
00-631	Alpin Road - Roof Repairs Phase 2 and Rendering	Raynor Roofing Ltd, Dundee	£260,000.00	£276,524.00	£276,524.00
00-630	St Marys 10th Development: 21-23 St Dennis Terrace - Roof Repairs	Raynor Roofing Ltd, Dundee	£36,000.00	£40,400.00	£458,000.00
00-544	70 and 72 Balgarthno Terrace - Roof Repairs	Andrew Shepherd & Sons Ltd, Forfar	£36,000.00	£40,000.00	£40,000.00
00-614	Magdalene Kirkton 2nd Development - Roof Repairs Phase 3	Dundee Contract Services	£49,000.00	£52,650.00	£52,650.00
00-633	Magdalene Kirkton 2nd Development - Roof Repairs Phase 4	Estimated tender amount	£106,000.00	£117,000.00	£117,000.00
				£1,339,811.73	

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

12 December 2000

HOUSING COMMITTEE - 18 DECEMBER 2000

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE PROJECT	00-053 17 and 19 St Mungo Terrace	00-587 29-31 Tullideph Place	00-535 Menzieshill 5th Development, 570-612 Charleston Drive	00-1047 Derby Street Traditional Low Rise: Reid Square
DESCRIPTION OF WORKS	Controlled Entries Installation of a controlled entry system at two closes	Access Deck Repairs Resurfacing of access ramp and bridge with block paving and mesh grating	Roughcast Repairs Hammer testing of rendered surfaces and render repairs to two blocks of houses	Controlled Entries Replacement of existing sliding doors and screens with steel doors and screens and refurbishment of existing controlled entry system
TOTAL COST	Several Works £14,007.66 Allowances £1,843.00 TOTAL £15,850.66	Several Works £3,400.00 Allowances £550.00 TOTAL £3,950.00	Several Works £183,083.60 Allowances £14,265.00 TOTAL £197,348.60	Several Works £9,053.00 Allowances £993.00 TOTAL £10,046.00
FUNDING SOURCE	Capital	Capital - from £100,000 allowed for alterations to sheltered lounges	Capital Funded from Current Revenue	Capital - from the overall allowance for security measures
BUDGET PROVISION & PHASING	2000/2001 £10,000.00	2000/2001 £3,950.00	2000/2001 £80,000.00	2000/2001 £10,046.00
ADDITIONAL FUNDING	Balance can be met from the overall allowance for security £5,850.66	None	2001/2002 £117,348.60 None	None
REVENUE IMPLICATIONS	None	None	The repair of the rendering will reduce future maintenance costs and lead to revenue savings	None
LOCAL AGENDA 21	Security for residents will be improved	None	None	None
EQUAL OPPORTUNITIES	None	None	None	None
TENDERS	Four invited; three received <i>Received Checked</i> 1 McGill Electrical Ltd £13,767.66 £14,007.66 2 Philectric Ltd £14,691.98 £14,691.98 3 Scotshield Ltd £15,067.50 £15,023.20	Schedule of Rates 1 Dundee Contract Services £3,400.00	Four invited; two received <i>Received Checked</i> 1 A. Shepherd & Sons Ltd, Forfar £183,083.60 £183,083.60 2 Dundee Contract Services £241,542.26 £241,542.26	Six invited; three received <i>Received Checked</i> 1 Scotshield Ltd, Dundee £9,053.00 £9,053.00 2 McGill Electrical Ltd, Dundee £9,240.03 £9,240.03 3 Video Watchman Systems Ltd, Coatbridge £8,265.00 £9,265.00
RECOMMENDATION	Acceptance of lowest tender	Acceptance of offer	Acceptance of lower tender	Acceptance of lowest tender
ALLOWANCES	Electric Connection charges £399.00 Professional Services £1,444.00 TOTAL £1,843.00	Professional Services £550.00 TOTAL £550.00	Professional Services £14,265.00 TOTAL £14,265.00	Professional Services £993.00 TOTAL £993.00
SUB-CONTRACTORS	Pensher Security Doors Ltd, Gateshead <i>Doors</i>	None	J M Guild, Forfar <i>Plumbing</i> McKenna, Kirriemuir <i>Electrical</i>	None
BACKGROUND PAPERS	None	None	None	None

HOUSING COMMITTEE - 18 DECEMBER 2000

CLIENT	Housing			Housing			Housing			Housing		
PROJECT REFERENCE PROJECT	00-051 Supported Accommodation Project			99-1117 Kirk Street 1st Development			00-632 Craigiebank 2nd Development			00-631 Alpin Road		
DESCRIPTION OF WORKS	Alterations Internal alterations including replacing windows, doors, sanitary appliances and radiators, electrical alterations and upgrading decoration and floor finishes			Heating and Electrical Upgrade Electrical upgrading and provision of new electric heating installation to 69 flats at Atholl Street			Roof Repairs Removing defective roof covering and recovering with new concrete roof tiles to 33 flats at 9 blocks in Gannochie Terrace, Greendykes Road and Balgavies Avenue			Roof Repairs Phase 2 and Rendering Removing defective roof covering and recovering with new concrete roof tiles to 62 houses at Glenisla Terrace, Alpin Road, Loons Road and Glenesk Avenue also roof repairs and roughcast at 29-35 Glenesk Avenue		
TOTAL COST	Several Works	£35,757.18		Several Works	£295,829.29		Several Works	£130,000.00		Several Works	£260,000.00	
	Allowances	£6,781.00		Allowances	£106,530.00		Allowances	£11,145.00		Allowances	£16,524.00	
	TOTAL	£42,538.18		TOTAL	£402,359.29		TOTAL	£141,145.00		TOTAL	£276,524.00	
FUNDING SOURCE	Capital			Capital			Planned Maintenance			Capital Funded from Current Revenue		
BUDGET PROVISION & PHASING	2000/2001	£100,000.00		2000/2001	£300,000.00		Urgent Roof Repairs 2000/2001	£458,000.00		This project has been brought forward because of slippage within the 2000/2001 programme	£276,524.00	
ADDITIONAL FUNDING	None			Balance met from the overall allowance for heating installations			None			None		
REVENUE IMPLICATIONS	None			None			The renewal of the roofs and replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings			Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings		
LOCAL AGENDA 21	The proposal will allow the clients to benefit from services in their own home			Heating is being installed in flats which have previously benefitted from the installation of double glazing thus meeting energy efficiency objectives			None			None		
EQUAL OPPORTUNITIES	None			None			None			None		
TENDERS	Five invited; five received <i>Received</i> <i>Checked</i>			Negotiated offer:			To be negotiated with a Contractor who has carried out similar works, at the estimated amount stated:			To be negotiated with the Contractor who carried out the previous phase at the same rates, at the estimated amount stated:		
	1 Alexander Oastler Ltd, Dundee	£35,767.13	£35,757.18	Dundee Contract Services	£295,829.29		1 Andrew Shepherd & Sons Ltd, Forfar	£130,000.00		1 Raynor Roofing Ltd, Dundee	£260,000.00	
	2 W H Brown Construction (Dundee) Ltd	£35,874.62	£35,874.60									
	3 George Martin (Builders) Ltd, Dundee	£36,367.76	£36,367.76									
	Highest Tender	£38,694.28										
RECOMMENDATION	Acceptance of lowest tender			Acceptance of offer			Negotiate and accept offer if within stated amount			Negotiate and accept offer if within stated amount		
ALLOWANCES	Building Warrant	£490.00		Redecoration of elderly tenant's houses	£30,000.00		Professional Services	£11,145.00		Professional Services	£16,524.00	
	Professional Services	£6,291.00		Decoration Vouchers	£16,550.00							
				Carpet Vouchers	£3,280.00							
				Decanting of tenants	£3,200.00							
				Electric Connection charges	£34,500.00							
				Professional Services	£19,000.00							
	TOTAL	£6,781.00		TOTAL	£106,530.00		TOTAL	£11,145.00		TOTAL	£16,524.00	
SUB-CONTRACTORS	Wm Donald, Dundee	Plumber		None			GS Whyte & Co Ltd, Monifieth	Plumbing		K & S Plumbing	Gas Installation	
	Alliance Electrical Services Ltd, Forfar	Electrical										
	L Rennie, Tealing	Plaster										
	Nordskan, Dundee	Flooring										
	S Small, Dundee	Painter										
BACKGROUND PAPERS	None			None			None			None		

HOUSING COMMITTEE - 18 DECEMBER 2000

CLIENT	Housing	Housing	Housing	Housing
PROJECT REFERENCE	00-630	00-544	00-614	00-633
PROJECT	St Marys 10th Development: 21-23 St Dennis Terrace	70 and 72 Balgarthno Terrace	Magdalene Kirkton 2nd Development	Magdalene Kirkton 2nd Development
DESCRIPTION OF WORKS	Roof Repairs Removing defective roof covering and recovering with new concrete roof tiles to 12 flats	Roof Repairs Removing defective roof covering and recovering with new concrete roof tiles to 12 flats	Roof Repairs Phase 3 Removing defective roof covering and recovering with new concrete roof tiles to 6 cottages at 26-28 Forres Avenue and 11-17 Amleside Terrace	Roof Repairs Phase 4 Removing defective roof covering and recovering with new concrete roof tiles to 13 cottages at Forres Avenue and 31 Beauly Crescent
TOTAL COST	Several Works £36,000.00 Allowances £4,400.00 TOTAL £40,400.00	Several Works £36,000.00 Allowances £4,000.00 TOTAL £40,000.00	Several Works £49,000.00 Allowances £3,650.00 TOTAL £52,650.00	Several Works £106,000.00 Allowances £11,000.00 TOTAL £117,000.00
FUNDING SOURCE	Planned Maintenance	Planned Maintenance	Capital Funded from Current Revenue	Capital Funded from Current Revenue
BUDGET PROVISION & PHASING	Urgent Roof Repairs 2000/2001 £458,000.00	This project has been brought forward because of slippage within the 2000/2001 programme £40,000.00	This project has been brought forward because of slippage within the 2000/2001 programme £52,650.00	This project has been brought forward because of slippage within the 2000/2001 programme £117,000.00
ADDITIONAL FUNDING	None	None	None	None
REVENUE IMPLICATIONS	Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings	Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings	Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings	Replacement of existing roof coverings with tiles will reduce future maintenance costs leading to revenue savings
LOCAL AGENDA 21	None	None	None	None
EQUAL OPPORTUNITIES	None	None	None	None
TENDERS	To be carried out as an extension to the existing contract (Report 407/2000 - contract 00-539 approved on 19 June 2000 refers), at the estimated amount stated Raynor Roofing Ltd, Dundee £36,000.00	To be carried out as an extension to the existing contract (Report 617/2000 - contract 00-544/541 approved on 16 October 2000 refers), at the estimated amount stated Andrew Shepherd & Sons Ltd, Forfar £36,000.00	To be carried out as an extension to the existing contract (Report 587/2000 - contract 00-543 approved on 18 September 2000 refers), at the estimated amount stated Dundee Contract Services £49,000.00	Tender documents are being prepared for this project and, to avoid delay, approval is sought to issue the acceptance when tenders have been received Estimated tender amount £106,000.00
RECOMMENDATION	Extend existing contract	Extend existing contract	Extend existing contract	Approve the issue of tender documents and authorise the Director of Support Services to accept the tender recommended by the City Architectural Services Officer
ALLOWANCES	Professional Services £4,400.00 TOTAL £4,400.00	Professional Services £4,000.00 TOTAL £4,000.00	Professional Services £3,650.00 TOTAL £3,650.00	Professional Services £11,000.00 TOTAL £11,000.00
SUB-CONTRACTORS	K & S Plumbing Gas Installation	None	None	
BACKGROUND PAPERS	None	None	None	None