

**REPORT TO: EDUCATION COMMITTEE**

**DATE: 25 APRIL 2011**

**REPORT ON: WEST END AREA - NEW PRIMARY SCHOOL**  
Contract Nr 09-502

**REPORT BY: CITY ARCHITECTURAL SERVICES OFFICER**

**REPORT NO: 124- 2011**

**1.0 PURPOSE OF REPORT**

1.1 This report details the tenders received for the above project and requests a decision on the acceptance of the lowest tender and allowances.

**2.0 RECOMMENDATIONS**

2.1 It is recommended to approve the acceptance of the lowest tender submitted by Robertson Construction Group Ltd., Aberdeen in the amount of £7,699,393.50 and allowances amounting to £1,910,068.00, giving a total cost of £9,609,461.50, subject to the Depute Chief Executive (Support Services) confirming that the land transfer between the City Council and the Al Maktoum Institute has been completed. Furthermore that the Committee delegate the authority to the Depute Chief Executive (Support Services) to accept, on behalf of the Council, the tender following the confirmation of settlement.

**3.0 FINANCIAL IMPLICATIONS**

3.1 The Director of Finance has stated that the project costs of £9,609,461.50 can be met from the original allowance of £10,950,000.00 for this project within the Education Department's Capital Plan 2011-2014.

**TENDER REPORT**

4.1 Reference is made to the Article III of the meeting of the Education Committee held on 11th May 2009 where the Committee approved the proposal to build a new schools facility to replace the existing St. Joseph's and Park Place Primary Schools and Park Place Nursery School on a site of approximately 1.27 hectares at the West End of Dundee.

4.2 The works comprise the construction of a new build 2 x 1 stream primary schools and nursery school having a floor area of approximately 5,540m<sup>2</sup>. The building is constructed of a steel frame with predominantly timber internal leaf of external walls and brick/block/rendered external leaf. External works include car parking, playground, grassed and planted areas together with an artificial grass play area.

4.3 Six firms were invited to submit tenders and six tenders were received, details of the lowest three being as follows:-

<b>Several Works</b>	<b>Tender Amount</b>	<b>Corrected Amount</b>
1 Robertson Construction Group Ltd., Aberdeen	£7,699,393.52	£7,699,393.50
2 John Graham (Dromore) Ltd, Glasgow	£7,883,291.00	£7,886,606.04
3 Muirfield (Contracts) Ltd., Dundee	£8,025,937.21	£7,928,118.93
Highest Tender	£9,208,368.49	

4.4 The lowest tender is recommended for acceptance and if agreed to it brings out the following:-

Several Works (Robertson Construction Group Ltd., Aberdeen) £7,699,393.50

Allowance for -

Loose Furniture and Equipment	£400,000
Public Art	£15,000
Decanting Costs	£40,000
Building Warrant	£19,130
Planning Fee	£14,500
Structural and Civil Engineering Services	£84,693
Thermal Modelling	£6,000
Construction (Design and Management) co-ordinator	£15,399
Professional Services	£669,849
Utility Surveys and Diversions	£51,264
Feasibility Studies	£23,975
Topographical Study & Soil Investigation	£20,658
Traffic Impact Assessment	£8,116
Scottish Water Drainage Impact Assessment	£16,484
Additional Site Clearance Provision	£75,000
Contingencies	£450,000
	<u>£1,910,068.00</u>

**Total Project Cost**

**£9,609,461.50**

4.5 The sub-contractors proposed by Robertson Construction Group Ltd., Aberdeen are as noted on Appendix 1 overleaf.

**5.0 POLICY IMPLICATIONS**

5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty and Risk Management and there are no major issues identified. An Equality Impact Assessment has been carried out and will be made available on the council website; [www.dundee.gov.uk/equanddiv/equipact/](http://www.dundee.gov.uk/equanddiv/equipact/).

**6.0 CONSULTATIONS**

6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Director of Education have been consulted in the preparation of this report.

There are no major issues.

**7.0 BACKGROUND PAPERS**

7.1 Education Committee 26th January 2009 Report 69-2009

Education Committee 11th May 2009 Report 274-2009

Equality Impact Assessment.

**Rob Pedersen**  
**City Architectural Services Officer**  
18th April, 2011  
Report No : 124-2011

## **APPENDIX 1 - LIST OF SUB-CONTRACTORS**

Altro Whiterock	-	J & M Interiors (Scotland) Ltd, Dundee
Aluminium Windows and Doors	-	Solaglas Ltd, Bellshill
Ames Taping and Painter	-	Raymond Gloag Painters & Decorators Ltd, Dundee
Automatic Doors	-	Record UK Ltd, Glasgow
Concrete Floors	-	Andrew Cowie Construction Ltd, Aberdeenshire
Civils Work	-	D Geddes (Contractors) Ltd, Arbroath
Electrical Installation	-	Cromb Electricians Ltd, Crieff
Fencing	-	Melvin Brothers Ltd, Larkhall
Fitted Furniture	-	JTC Ltd, Dundee
Floor Finishes	-	Devar Premier Flooring Ltd, Glasgow
Floor Screeds	-	UK Screeders Ltd, Bristol
Folding Partition	-	Little and Rutherford Ltd, Glasgow
Kitchen Installation	-	James Scott and Sons Ltd, Falkirk
Lift Installation	-	Omega Lift Services Ltd, Edinburgh
Mechanical Installation	-	McGill Electrical Ltd, Dundee
Passive Vent	-	McGill Electrical Ltd, Dundee
Plumber Work	-	McGill Electrical Ltd, Dundee
Render	-	Braisby Roofing Ltd, Dunfermline
Rainscreen & Roof Cladding	-	W F Price (Roofing) Ltd, Glasgow
Shelving System	-	Grant Westfield Ltd, Edinburgh
Solar Panels	-	McGill Electrical Ltd, Dundee
Sprinkler Installation	-	Compco Fire Systems Ltd, East Kilbride
Stage Lighting	-	Northern Light Stage & Tech Services Ltd, Edinburgh
Structural Steel	-	RIM Fabrications Ltd, Kintore, Inverurie
Suspended Ceilings	-	Hi-Tech Acoustic Services Ltd, Dundee
Tarmac Surfacing	-	King Contractors (Perth) Limited, Perth
Underfloor Heating	-	McGill Electrical Ltd, Dundee
Ventilation	-	McGill Electrical Ltd, Dundee
Wall Protection	-	Yeoman Shield Harrison Thomson & Co Ltd, Leeds