

REPORT TO: City Development Committee - 28 February 2011

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 130-2011

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	Finance Available
10-016	77 - 89 Strathmartine Road, Dundee - Shop Front Refurbishment	Muirfield (Contacts) Ltd., Dundee	£44,975.79	£53,154.79	£53,154.79
09-5825	Various Council Properties - Emergency Lighting Testing & Inspection (Area 1)	EW Edwardson (Electrical Contractors) Ltd, Glenrothes	£46,143.23	£50,757.23	£50,757.23
09-5826	Various Council Properties - Emergency Lighting Testing & Inspection (Area 2)	Jaydee Heating and Electrical, Dundee	£49,700.00	£54,670.00	£54,670.00
07-5223	Various Council Properties - Servicing and Cleaning of Boilers, Burners and Flues	Scan Building Services Ltd., Dundee	£60,000.00	£66,000.00	£66,000.00
04-5207	Various Council Properties - Service and Maintenance for Gas Soundness Testing	Scan Building Services Ltd., Dundee	£13,000.00	£14,300.00	£14,300.00
07-4002	Various Social Work and Leisure and Communities Properties - Water Hygiene Monitoring Programme 2011/2012	Integrated Water Services Ltd., Coatbridge	£40,000.00	£44,000.00	£44,000.00

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
17 February 2011

130-2011

CITY DEVELOPMENT COMMITTEE - 28 MARCH 2011

CLIENT	City Development			City Development		
PROJECT REFERENCE	10-016			09-5825		
PROJECT	77 - 89 Strathmartine Road, Dundee			Various Council Properties		
DESCRIPTION OF WORKS	Shop Front Refurbishment The works comprise the replacement of the existing shop fronts including new double glazed hardwood screens and doors, external security shutters, minor alterations to internal finishes, new signage and replacement of timber string course			Emergency Lighting Testing & Inspection (Area 1) The works comprise the regular inspection, testing and maintenance of the emergency lightning systems.		
TOTAL COST	Several Works	£44,975.79		Several Works	£46,143.23	
	Allowances	£8,179.00		Allowances	£4,614.00	
	TOTAL	£53,154.79		TOTAL	£50,757.23	
FUNDING SOURCE	Capital			Departmental Revenue Budgets		
BUDGET PROVISION & PHASING	2010/11 The cost for these works shall be met from the allowance for Shopping Parade Improvements within the City Development Capital Plan 2010/2011			2010/11 to 2015/16 (Prices shown are current and fixed for the first year. They will be adjusted for inflation in subsequent years.)		
ADDITIONAL FUNDING	None			None		
REVENUE IMPLICATIONS	None			None		
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	<i>Received</i>	<i>Checked</i>	Six invited; five received	<i>Received</i>	<i>Checked</i>
	1 Muirfield (Contacts) Ltd., Dundee	£44,930.81	£44,975.79	1 EW Edwardson (Electrical Contractors) Ltd, Glenrothes	£46,143.23	£46,143.23
	2 Alexander Oastler Ltd., Dundee	£58,954.54	£58,937.29	2 Jaydee Heating and Electrical, Dundee	£47,140.00	£47,140.00
	3 George Martin (Builders) Ltd., Dundee	£63,038.73	£63,038.73	3 Gomer Electrical (Dundee) Ltd, Dundee	£73,269.72	£73,305.72
	Highest Tender	£64,582.16		Highest Tender	£127,116.00	
RECOMMENDATION	Acceptance of lowest tender			Acceptance of lowest tender		
ALLOWANCES	Professional Services	£7,854.00		Professional Services	£4,614.00	
	Building Warrant	£325.00				
	TOTAL	£8,179.00		TOTAL	£4,614.00	
SUB-CONTRACTORS	Roller Shutters - Aable Fortress Electrical Work - CARE Electrical Ltd Decoration - Logie Building Services, Dundee			None		
BACKGROUND PAPERS	None			None		

CITY DEVELOPMENT COMMITTEE - 28 MARCH 2011

CLIENT	City Development			City Development		
PROJECT REFERENCE	09-5826			07-5223 - Extension for one year		
PROJECT	Various Council Properties			Various Council Properties		
DESCRIPTION OF WORKS	Emergency Lighting Testing & Inspection (Area 2) The works comprise the regular inspection, testing and maintenance of the emergency lightning systems.			Servicing and Cleaning of Boilers, Burners and Flues The works comprise the servicing and cleaning of boilers, burners and flues; all for a period of one further year.		
TOTAL COST	Several Works	£49,700.00		Several Works	£60,000.00	
	Allowances	£4,970.00		Allowances	£6,000.00	
	TOTAL	£54,670.00		TOTAL	£66,000.00	
FUNDING SOURCE	Departmental Revenue Budgets			Departmental Revenue Budgets		
BUDGET PROVISION & PHASING	2010/11 to 2015/16 (Prices shown are current and fixed for the first year. They will be adjusted for inflation in subsequent years.)			2010/11		
	£54,670.00			£66,000.00		
ADDITIONAL FUNDING	None			None		
REVENUE IMPLICATIONS	None			None		
POLICY IMPLICATIONS	There are no major issues.			There are no major issues.		
CONSULTATIONS	There are no major issues.			There are no major issues.		
TENDERS	Six invited; five received	Received	Checked	The works are to be carried out on the basis of existing rates adjusted using the BCIS Price Adjustment Formula Indices :		
	1 Jaydee Heating and Electrical, Dundee	£48,000.00	£49,700.00	1 Scan Building Services Ltd., Dundee		
	2 EW Edwardson (Electrical Contractors) Ltd, Glenrothes	£68,222.34	£67,713.58	£60,000.00		
	3 McGill Electrical Ltd, Dundee	£85,404.00	£85,404.00			
	Highest Tender	£149,931.00				
RECOMMENDATION	Acceptance of lowest tender			Acceptance of offer to extend contract		
ALLOWANCES	Professional Services	£4,970.00		Professional Services		
	TOTAL	£4,970.00		TOTAL		
SUB-CONTRACTORS	None			None		
BACKGROUND PAPERS	None			Reference is made to Article II of the meeting of the Economic Development Committee held on 20 March 2006 when approval was given to entering into a five year contract with Scan Building Services Ltd., Dundee for this work.		

CITY DEVELOPMENT COMMITTEE - 28 MARCH 2011

CLIENT	City Development		City Development	
PROJECT REFERENCE	04-5207 - Extension for one year		07-4002 - Extension for one year	
PROJECT	Various Council Properties		Various Social Work and Leisure and Communities Properties	
DESCRIPTION OF WORKS	Service and Maintenance for Gas Soundness Testing The works comprise the annual testing and full gas soundness testing of all natural gas installations; all for a period of one further year.		Water Hygeine Monitoring Programme 2011/2012 The undertaking of monthly, quarterly, bi-annual and annual monitoring of water systems and the servicing of unvented and point of use water heaters and for carrying out risk assessments as necessary; all for a period of one further year.	
TOTAL COST	Several Works	£13,000.00	Several Works	£40,000.00
	Allowances	£1,300.00	Allowances	£4,000.00
	TOTAL	£14,300.00	TOTAL	£44,000.00
FUNDING SOURCE	Departmental Revenue Budgets		Departmental Revenue Budgets	
BUDGET PROVISION & PHASING	2010/11	£14,300.00	2010/11	£44,000.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	There are no major issues.		There are no major issues.	
CONSULTATIONS	There are no major issues.		There are no major issues.	
TENDERS	The works are to be carried out on the basis of existing rates adjusted using the BCIS Price Adjustment Formula Indices : 1 Scan Building Services Ltd., Dundee		The works are to be carried out on the basis of rates and percentage adjustments negotiated with a contractor specialising in this type of work: 1 Integrated Water Services Ltd., Coatbridge (formerly Ion Ltd., Coatbridge)	
		£13,000.00		£40,000.00
RECOMMENDATION	Acceptance of offer to extend contract		Acceptance of lowest tender	
ALLOWANCES	Professional Services	£1,300.00	Professional Services	£4,000.00
	TOTAL	£1,300.00	TOTAL	£4,000.00
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	Reference is made to Article II of the meeting of the Economic Development Committee held on 20 March 2006 when approval was given to entering into a five year contract with Scan Building Services Ltd., Dundee for this work.		Reference is made to Article I(b) of the meeting of the Economic Development Committee held on 12 March 2007 when approval was given to entering into a three year contract with Ion Ltd., Coatbridge for this work.	