

**ITEM No ...6.....**

**REPORT TO:** NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE– 13 MAY 2024

**REPORT ON:** TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 132-2024

**1 PURPOSE OF REPORT**

1.1 This report details tenders received and seeks approval on acceptance thereof.

**2 RECOMMENDATION**

2.1 It is recommended that Committee approve the acceptance of the tenders submitted by the undernoted contractors as set out in the report, with the total amount, including allowances detailed in Appendix 1.

**3 SUMMARY OF PROJECTS TENDERED**

3.1 Tenders have been received by the Design and Property Division in relation to the projects detailed below.

<b>Architects Projects - Reference and Description</b>	<b>Contractor</b>
21-543 Individual Houses 2024/2025 - Heating, Kitchens and Bathrooms	Construction Services
22-500 Individual Houses 2024/2025 - Window Replacement	Construction Services
23-500 Urgent Roofs 2024/2025 - Roof Replacements	Construction Services
Disabled Adaptations 2024/2025	Construction Services
22-544-2 – Dryburgh Flat Roofing – Phase 2	Construction Services
23-1007 – Craigowan Sheltered Complex – Lighting Upgrade	Construction Services
23-508 – Douglas and Angus 10 <sup>th</sup> & 12 <sup>th</sup> Sheltered Flats – Heating Upgrade	Construction Services

**4 FINANCIAL IMPLICATIONS**

4.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

4.2 Where the Council utilise a national or local framework to procure construction and engineering works, all tenderers that have been assigned to the relevant framework have previously been assessed on a qualitative and cost basis, ensuring a highly competitive benchmark is set for the framework supply chain.

**5 POLICY IMPLICATIONS**

5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

**6 CONSULTATIONS**

6.1 The Council Leadership Team were consulted in the preparation of this report.

**7 BACKGROUND PAPERS**

7.1 None.

Neil Martin  
Head of Design and Property

Ryan Eaton

Robin Presswood  
Executive Director of City Development

NM/KM

18 April 2024

Dundee City Council  
Dundee House  
Dundee

**APPENDIX 1**

<b>PROJECT</b>	Individual Houses 2024/2025 - Heating, Kitchen and Bathrooms	
<b>PROJECT NUMBER</b>	21-543	
<b>PROJECT INFORMATION</b>	The works comprise the removal of existing electric heating systems and the installation of gas heating systems, kitchens and bathrooms to various addresses within the city to approximately 50 houses.	
<b>ESTIMATED START AND COMPLETION DATES</b>	May 2024 March 2025	
<b>TOTAL COST</b>	Contract	£450,000.00
	Non-Contract Allowances	£10,000.00
	Fees	£30,000.00
	<b>Total</b>	<b><u>£490,000.00</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2024-29 - Building Resilient and Empowered Communities – Housing HRA Element – Modern Facilities and Services - Kitchen Replacement/Bathroom Upgrades	
<b>BUDGET PROVISION &amp; PHASING</b>	2024/25	£490,000
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Negotiated project	
	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£450,000.00
<b>RECOMMENDATION</b>	To approve the tender from Construction Services	
<b>SUB-CONTRACTORS</b>	TBC	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Individual Houses 2024/2025 - Window Replacement	
PROJECT NUMBER	22-500	
PROJECT INFORMATION	The works comprise the renewal of existing windows to various addresses within the city to approximately 40 houses.	
ESTIMATED START AND COMPLETION DATES	April 2024 March 2025	
TOTAL COST	Contract	£305,000.00
	Non-contract allowances	£10,000.00
	Fees	£25,000.00
	Total	<u>£340,000.00</u>
FUNDING SOURCE	Capital Plan 2024-29 - Building Resilient and Empowered Communities – Housing HRA Element – Free from Serious Disrepair - Windows	
BUDGET PROVISION & PHASING	2024/2025	£340,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project	
	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£305,000.00
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	TBC	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Urgent Roofs 2024/2025 - Roof Replacements	
<b>PROJECT NUMBER</b>	23-500	
<b>PROJECT INFORMATION</b>	This project involves the urgent replacement of roofs to Housing properties. The final level of work is known following an architectural survey of each property. The individual addresses are known throughout the contract as they arise.	
<b>ESTIMATED START AND COMPLETION DATES</b>	April 2024 March 2025	
<b>TOTAL COST</b>	Contract	£465,000.00
	Non-contract allowances	£10,000.00
	Fees	£25,000.00
	<b>Total</b>	<b><u>£500,000.00</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2024-2029 - Building Resilient and Empowered Communities - Housing HRA element – Free from Serious Disrepair – Urgent Roofs	
<b>BUDGET PROVISION &amp; PHASING</b>	2024/2025	£500,000.00
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Negotiated project	
	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£465,000.00
<b>RECOMMENDATION</b>	To approve the tender from Construction Services.	
<b>SUB-CONTRACTORS</b>	TBC	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Disabled Adaptations 2024/2025	
PROJECT NUMBER	N/A	
PROJECT INFORMATION	The works comprise disabled adaptation works to various addresses within the city. Properties to be identified as and when.	
ESTIMATED START AND COMPLETION DATES	April 2024 March 2025	
TOTAL COST	Contract	£745,000.00
	Non-contract allowances	£20,000.00
	Fees	£85,000.00
	Total	<u>£850,000.00</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Building Resilient and Empowered Communities - Housing HRA element - Miscellaneous.	
BUDGET PROVISION & PHASING	2024/2025	£850,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project	
	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£745,000.00
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Dryburgh Orlits – Flat Roofing Replacement – Phase 2	
PROJECT NUMBER	22-544-2	
PROJECT INFORMATION	The works comprise Flat Roofing Replacements to 34 number properties in Dryburgh area.	
ESTIMATED START AND COMPLETION DATES	August 2024 June 2025	
TOTAL COST	Contract	£1,066,197.13
	Non-contract allowances	£106,620.00
	Fees	£117,281.81
	Total	<u>£1,290,098.94</u>
FUNDING SOURCE	Capital Plan 2024-29 – Build Resilient Empowered Communities – Housing HRA Element - Free from Serious Disrepair – Roofs	
BUDGET PROVISION & PHASING	2024/2025	£1,000,000.00
	2025/2026	£290,098.94
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£1,066,197.13
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	Scaffold – Dundee Plant (Dundee) TV Aerials – John Ross Smart Home Solutions (Perth)	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Craigowan Sheltered Complex - Lighting Upgrade	
PROJECT NUMBER	23-1007	
PROJECT INFORMATION	Sheltered Complex Lighting Upgrade	
ESTIMATED START AND COMPLETION DATES	Start July 2024 Completion Sept 2024	
TOTAL COST	Contract	£33,525.95
	Non-contract allowances	£3,500.00
	Fees	<u>£4,072.85</u>
	Total	<u>£41,098.80</u>
FUNDING SOURCE	Capital Plan 2024-2029 – Build Resilient Empowered Communities – Housing HRA Element – Sheltered Lounge Upgrades	
BUDGET PROVISION & PHASING	2023-2024	£8,890.55
	2024-2025	£32,208.25
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Submitted Tender</b>
	Construction Services	£33,525.95
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	



<b>PROJECT</b>	Douglas and Angus 10 <sup>th</sup> & 12 <sup>th</sup> Sheltered Flats – Heating Upgrade	
PROJECT NUMBER	23-508	
PROJECT INFORMATION	The works comprise Heating Upgrades to approximately 68 number houses	
ESTIMATED START AND COMPLETION DATES	June 2024 August 2024	
TOTAL COST	Contract	£464,483.30
	Non-contract allowances	£40,000.00
	Fees	£55,493.16
	Total	<u>£559,976.46</u>
FUNDING SOURCE	Capital Plan 2024-2029 – Build Resilient Empowered Communities – Housing HRA Element – Modern Facilities and Services	
BUDGET PROVISION & PHASING	2023/2024	£8,282.25
	2024/2025	£551,694.21
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b> Construction Services	<b>Submitted Tender</b> £464,483.30
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

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**APPENDIX 2****22-544-2 – DRYBURGH FLAT ROOFING – PHASE 2**

Ettrick Crescent	3	24
	5	26
	9	30
	11	32
	13	38
	15	40
	18	44
	19	54
	21	56
	22	
Dryburgh Place	21	27
Dryburgh Street	35	31
	39	40
	41	2
	45	4
	34	10
	38	32
Munro Place	27	
<b>Total: 34 properties</b>		

**APPENDIX 2****23-508 – DOUGLAS AND ANGUS 10<sup>TH</sup> & 12<sup>TH</sup> SHELTERED FLATS – HEATING UPGRADE**10th

Balmullo Square	1	11 G/1
	3	11 1/1
	7 G/1	11 1/2
	7 1/1	13 G/1
	7 1/2	13 G/2
	9 G/1	13 1/1
	9 G/2	13 1/2
	9 1/1	15
	9 1/2	

Balunie Avenue	12	20
	14	22
	16	24
	18	

12th

Ballindean Place	14 G/1	30 G/1
	14 G/2	30 G/2
	14 1/1	30 1/1
	14 1/2	30 1/2
	28 G/1	32 G/1
	28 G/2	32 G/2
	28 1/1	32 1/1
	28 1/2	32 1/2

Balmedie Drive	1 G/1	9 1/1
	1 G/2	9 1/2
	1 1/1	17 G/1
	1 1/2	17 G/2
	2 G/1	17 1/1
	2 G/2	17 1/2
	2 1/1	19 G/1
	2 1/2	19 G/2
	6 G/1	19 1/1
	6 G/2	19 1/2
	6 1/1	21 G/1
	6 1/2	21 G/2
	9 G/1	21 1/1
	9 G/2	21 1/2

**Total: 68 properties**