

ITEM No ...9...

REPORT TO: CITY DEVELOPMENT COMMITTEE -13 MAY 2019

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN & PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 173-2019

1 PURPOSE OF REPORT

1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

2.1 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 Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
18-6021 - Dens Road Primary School - Refurbishment of Caretakers Office	Construction Services	£17,177.60	£3,204.55	£20,382.15
18-6009 - St Pius Primary School - Upgrade Infant Toilets	Construction Services	£62,670.42	£11,279.31	£73,949.73
17-51639-1 - Various Properties - In-Service Inspection and Testing of Electrical Equipment - Area 1	Safe Building Scheme Ltd, Eskbank	£148,332.00	£15,000.00	£163,332.00
17-51639-2 - Various Properties - In-Service Inspection and Testing of Electrical Equipment - Area 2	Construction Services	£269,361.77	£26,936.18	£296,297.95
18-51752 - Various Properties - Service and Maintenance of Lifts and Hoists	Construction Services	£1,215,520.69	£121,552.07	£1,337,072.76
18-6013 - Craigie High School - North Perimeter Security Lighting	Construction Services	£12,944.10	£2,426.39	£15,370.49
18-6014 - Craigie High School - Conversion of Biology Lab 3 to Computer Suite	Construction Services	£101,681.74	£37,989.26	£139,671.00
18-6012 - Craigiebarns Primary School - Replacement of Fire Doors	Construction Services	£17,144.86	£3,348.92	£20,493.78
18-6027 - SS Peter and Paul RC Primary School - Replacement Roof Coverings Phase 2	Construction Services	£70,595.13	£12,542.36	£83,137.49
18-6015 - Ardler Primary School - Replacement of Fire Doors	Construction Services	£53,087.70	£9,831.08	£62,918.78
18-6007 - Clepington Primary School -	Construction Services	£21,132.37	£3,834.77	£24,967.14

Project Reference Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
Replacement of External Doors				
N/A - Unit G Claverhouse Industrial Estate – Valley Gutter Replacement	Construction Services	£19,758.00	£0.00	£19,758.00
17-6007 – Expansion of Early Learning and Childcare Entitlement to 1140hrs – Woodlea Childrens Centre Project	Construction Services	£581,091.13	£150,000.00	£731,091.13

3 FINANCIAL IMPLICATIONS

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

4 POLICY IMPLICATIONS

- 4.1 This Report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

5 CONSULTATIONS

- 5.1 The Council Management Team were consulted in the preparation of this report.

6 BACKGROUND PAPERS

- 6.1 None.

7 FURTHER INFORMATION

- 7.1 Detailed information relating to the above Tenders is included on the attached sheet. To ensure Best Value, the construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report: 216-2018 – Corporate Procurement Strategy 2018-2020;
- b Report: 356-2009 - Construction Procurement Policy; and
- c Standing Orders - Tender Procedures of the Council.

All tenders are checked by professionally qualified officers of the appropriate construction discipline to ensure that the recommended offers represent Best Value.

- 7.2 A cost monitoring assessment for each tender has been carried out, benchmarking the pricing levels submitted using historical cost data and the assessment of current market conditions to ensure a competitive cost basis has been achieved for the tender submission.

Robin Presswood
Executive Director of City Development

Neil Martin
Head of Design & Property

NM/CM

1 May 2019

Dundee City Council
Dundee House, Dundee

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	18-6021 Dens Road Primary School - Refurbishment of Caretakers Office The works comprise the general refurbishment of the existing Caretakers office. Including the construction of a new store cupboard, new kitchen units, worktop and sink, renewal of floorcoverings and re-decoration.	18-6009 St Pius Primary School - Upgrade Infant Toilets The works comprise the refurbishment of 2nr infant toilets; to include new sanitaryware, toilet cubicles, vanity units, renewal of floorcoverings and re-decoration together with electrical and mechanical service upgrades to suit the new installations.
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete August 2019	Start July 2019 Complete August 2019
TOTAL COST	Several Works £17,177.60 Allowances <u>£3,204.55</u> Total <u>£20,382.15</u>	Several Works £62,670.42 Allowances <u>£11,279.31</u> Total <u>£73,949.73</u>
FUNDING SOURCE	Capital - Children & Families - Victorian/Edwardian Schools	Capital - Service Provision - Structural Improvements & Property Upgrades
BUDGET PROVISION & PHASING	2018/2019 £3,527.00 2019/2020 <u>£16,855.15</u> £20,382.15	2018/2019 £5,704.00 2019/2020 <u>£68,245.73</u> £73,949.73
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract: Tenderer Tender Construction Services £17,177.60	Negotiated contract. Tenderer Tender Construction Services £62,670.42
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £2,954.55 Other Allowances <u>£250.00</u> Total <u>£3,204.55</u>	Professional Services £10,779.31 Other Allowances <u>£500.00</u> Total <u>£11,279.31</u>
SUB-CONTRACTORS	Flooring – Matrix Distribution Window Blinds – City Blinds	Asbestos Removal – Gowrie Contracts Ltd UPVC Windows & Doors – Sidey Flooring – Matrix Distribution Fire & Security - WRB
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT																								
PROJECT NUMBER PROJECT PROJECT INFORMATION	17-51639-1 Various Properties - In-Service Inspection and Testing of Electrical Equipment (Area 1) The works comprise the In-Service Inspection and Test of electrical equipment in accordance with current guidelines to 116 properties over a 4 year term contract.	17-51639-2 Various Properties - In-service Inspection and Testing of Electrical Equipment (Area 2) The works comprise the In-service Inspection and Test of electrical equipment in accordance with current guidelines to 117 properties over a 4 year term contract.																								
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete June 2023	Start July 2019 Complete June 2023																								
TOTAL COST	Several Works £148,332.00 Allowances <u>£15,000.00</u> Total <u>£163,332.00</u>	Several Works £269,361.77 Allowances <u>£26,936.18</u> Total <u>£296,297.95</u>																								
FUNDING SOURCE	Revenue – Property and Health	Revenue – Property and Health																								
BUDGET PROVISION & PHASING	2019/2023 £163,332.00	2019/2023 £296,297.95																								
ADDITIONAL FUNDING	None	None																								
REVENUE IMPLICATIONS	None	None																								
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.																								
TENDERS	The project was procured through the Public Contracts Scotland Portal, 4 compliant offers were received. Evaluation scores on a cost/quality basis as noted below: <table border="1"> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> <th><u>Quality Ranking</u></th> <th><u>Cost/Quality Ranking</u></th> </tr> </thead> <tbody> <tr> <td>Safe Building Scheme Ltd, Eskbank</td> <td>£148,332.00</td> <td>3</td> <td>1</td> </tr> <tr> <td>Invincible Security Ltd, Ardrossan</td> <td>£192,960.00</td> <td>2</td> <td>2</td> </tr> <tr> <td>E W Edwardson, Glenrothes</td> <td>£331,167.20</td> <td>1</td> <td>3</td> </tr> <tr> <td>Tayside Contracts, Dundee</td> <td>£397,569.00</td> <td>4</td> <td>4</td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>	Safe Building Scheme Ltd, Eskbank	£148,332.00	3	1	Invincible Security Ltd, Ardrossan	£192,960.00	2	2	E W Edwardson, Glenrothes	£331,167.20	1	3	Tayside Contracts, Dundee	£397,569.00	4	4	Negotiated contract. <table border="1"> <thead> <tr> <th><u>Tenderer</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td>£269,361.77</td> </tr> </tbody> </table>	<u>Tenderer</u>	<u>Tender</u>	Construction Services	£269,361.77
<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>																							
Safe Building Scheme Ltd, Eskbank	£148,332.00	3	1																							
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<u>Tenderer</u>	<u>Tender</u>																									
Construction Services	£269,361.77																									
RECOMMENDATION	Acceptance of offer from Safe Building Scheme Ltd.	Acceptance of offer.																								
ALLOWANCES	Professional Services <u>£15,000.00</u> Total <u>£15,000.00</u>	Professional Services <u>£26,936.18</u> Total <u>£26,936.18</u>																								
SUB-CONTRACTORS	None	None																								
BACKGROUND PAPERS	None	None																								

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	18-6014 Craigie High School - Conversion of Biology Lab 3 to Computer Suite The works comprise the conversion of existing Biology Lab 3 to create a new Computer Suite & Store, comprising stripping out existing mechanical & electrical services, stripping out existing fixed furniture, taking down existing masonry partitions, installing new fixed perimeter benching and wall storage units, providing a new partitioned Teaching Wall, replacement pinboards, replacement carpet floor coverings and redecoration, as well as electrical upgrading works.	18-6012 Craigiebarns Primary School - Replacement of Fire Doors The works comprise the replacement of 4Nr sets of existing fire doors to provide 1 hour fire protection.
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete August 2019	Start July 2019 Complete August 2019
TOTAL COST	Several Works £101,681.74 Allowances <u>£37,989.26</u> Total <u>£139,671.00</u>	Several Works £17,144.86 Allowances <u>£3,348.92</u> Total <u>£20,493.78</u>
FUNDING SOURCE	Capital – Service Provision – Structural Improvements and Property Upgrades	Capital - Service Provision – Health and Safety Works
BUDGET PROVISION & PHASING	2018/2019 £8,627.00 2019/2020 £131,044.00	2018/2019 £2,895.70 2019/2020 £17,598.08
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract: <u>Tenderer</u> <u>Tender</u> Construction Services £101,681.74	Negotiated contract. <u>Tenderer</u> <u>Tender</u> Construction Services £17,144.86
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £17,489.26 Other Allowances £500.00 Supply of Loose Furniture and Fittings <u>£20,000.00</u> Total <u>£37,989.26</u>	Professional Services £2,948.92 Other Allowances <u>£400.00</u> Total <u>£3,348.92</u>
SUB-CONTRACTORS	Floor Finishes – Noble & Bradford Fixed Furniture – Caledonian Contracts Data Installation – Neill Technical Plumbing & Mechanical Works – Scan Building Services Asbestos Removal – Gowrie Contracts Window Blinds – Discovery Blinds	Asbestos Removal – Rhodar Ltd Fire and Intruder – WRB Fire and Security
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	18-6027 SS Peter and Paul RC Primary School – Replacement Roof Coverings Phase 2 The works comprise the replacement of existing mineral felt flat roof coverings above Corridor areas.	18-6015 Ardler Primary School - Replacement of Fire Doors The works comprise the replacement of 9Nr sets of existing fire doors complete with associated screens and partitions.
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete August 2019	Start July 2019 Complete August 2019
TOTAL COST	Several Works £70,595.13 Allowances <u>£12,542.36</u> Total <u>£83,137.49</u>	Several Works £53,087.70 Allowances <u>£9,831.08</u> Total <u>£62,918.78</u>
FUNDING SOURCE	Capital – Service Provision – Roof Replacement/Improvement Programme	Capital - Service Provision - Structural Improvements & Property Upgrades
BUDGET PROVISION & PHASING	2018/2019 £3,671.25 2019/2020 £79,466.24	2018/2019 £4,978.25 2019/2020 £57,940.53
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract: Tenderer Tender Construction Services £70,595.13	Negotiated contract. Tenderer Tender Construction Services £53,087.70
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £12,142.36 Other Allowances <u>£400.00</u> Total <u>£12,542.36</u>	Professional Services £9,131.08 Other Allowances <u>£700.00</u> Total <u>£9,831.08</u>
SUB-CONTRACTORS	Scaffold – IAS Scaffolding Ltd	None
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	18-6007 Clelington Primary School - Replacement of External Doors The works comprise the replacement of 4Nr sets of existing external double doors.	N/A Unit G Claverhouse Industrial Estate – Valley Gutter Replacement The works comprise the renewal of the existing valley gutters with a new single ply roofing system together with testing and clearing existing roof drainage downpipes.
ESTIMATED START AND COMPLETION DATES	Start July 2019 Complete August 2019	Start June 2019 Complete June 2019
TOTAL COST	Several Works £21,132.37 Allowances <u>£3,834.77</u> Total <u>£24,967.14</u>	Allowances Several Works <u>£19,758.00</u> Total <u>£19,758.00</u>
FUNDING SOURCE	Capital - Service Provision - Structural Improvements & Property Upgrades	Capital - Service Provision - Roof Replacement/Improvement Programme
BUDGET PROVISION & PHASING	2018/2019 £2,667.00 2019/2020 £22,300.14	2019/2020 £19,758.00
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract: Tenderer Tender Construction Services £21,132.37	Quotation: Tenderer Tender Construction Services £19,758.00
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £3,634.77 Other Allowances <u>£200.00</u> Total <u>£3,834.77</u>	None.
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	
PROJECT NUMBER PROJECT	17-6007 Expansion of Early Learning and Childcare Entitlement to 1140hrs – Woodlea Childrens Centre Project	
PROJECT INFORMATION	The works comprise the construction of a new single storey extension to form an open plan art studio with clean up area and toilets, complete with all associated external works. Also, minor alterations to the existing building.	
ESTIMATED START AND COMPLETION DATES	Start June 2019 Complete December 2019	
TOTAL COST	Several Works	£581,091.13
	Allowances	<u>£150,000.00</u>
	Total	<u>£731,091.13</u>
FUNDING SOURCE	Capital Plan 2019-24 – Early Learning & Childcare 1140 Expansion Budget and Service Provision – Structural Improvements and Property Upgrade	
BUDGET PROVISION & PHASING	2018/2019	£91,342.00
	2019/2020	<u>£639,749.13</u>
	Total	<u>£731,091.13</u>
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated Contract: <u>Tenderer</u>	<u>Tender</u>
	Construction Services	£581,091.13
RECOMMENDATION	Acceptance of offer.	
ALLOWANCES	Professional Services	£100,000.00
	Furniture and Equipment	£20,000.00
	Other Allowances	<u>£30,000.00</u>
	Total	<u>£150,000.00</u>
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	

