

REPORT TO: RECESS SUB-COMMITTEE - 30 JULY 2012

REPORT ON: TENDERS RECEIVED BY CITY ARCHITECT

REPORT BY: CITY ARCHITECT

REPORT NO: 272-2012

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.

Proj Ref	Project Description	Contractor	Tender Amount	Total Amount	Finance Available
11-009	Dudhope Castle - Refurbishment Works	Environment Department (Construction Services)	£668,581.10	£859,136.53	£859,136.53
Total			£668,581.10	£859,136.53	£859,136.53

3 FINANCIAL IMPLICATIONS

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

4 POLICY IMPLICATIONS

4.1 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.

5 CONSULTATIONS

5.1 The Chief Executive, Director of Corporate Services and the Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

6.1 Report number 151-2011 identified, through the Asset Management Plan, the beneficial consolidation of Education and Social Work service delivery from both Dundee House and Dudhope Castle.

The initial feasibility study identified the relocation of staff from Balmerino House, Douglas House and the former St Columba School moving to Dudhope Castle.

6.2 The proposed works will adapt and improve the property to provide a modern office base for 155 staff and extend the life of the property to approximately 25-30 years. Works include the provisions of IT infrastructure cabling together with associated

telephony, power, data and lighting. It also includes upgrading of existing security provision in respect of door access controls, fire and intruder alarm systems.

Existing electrical supplies were at capacity level and as a consequence require to be upgraded. A new gas heating system will be installed to replace the current and unreliable electrical storage heating system.

The projected cost of these works is £860k inclusive of allowances and decant costs. This will be funded from the 2012/13 Capital Plan provision for Buildings and Property.

- 6.3 Report 151-2011 identified net revenue budget savings of circa £350k per annum, arising from the relocation of Social Work and Education staff to various premises including Dudhope Castle. The proposed capital works at Dudhope Castle is an essential element in the delivery of these savings and departmental revenue budgets will be adjusted accordingly.

7 FURTHER INFORMATION

- 7.1 Detailed information relating to the above Tenders is included on the attached sheet.
- 7.2 The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:
- a Report 148-2003 - Partnering Guidelines for Construction Projects;
 - b Report 356-2009 - Construction Procurement Policy; and
 - c Standing Orders - Tender Procedures of the Council.

Mike Galloway
Director of City Development

Rob Pedersen
City Architect

RP/AM/MM

27 July 2012

Dundee City Council
Dundee House
Dundee

CLIENT	City Development	
PROJECT REFERENCE PROJECT PROJECT INFORMATION DESCRIPTION OF WORKS	11-009 Dudhope Castle Refurbishment Works The works comprise electrical upgrading works, the provision of a new mechanical gas heating system and internal alteration works to form new offices.	
TOTAL COST	Several Works Allowances Total	£668,581.10 <u>190,555.43</u> £859,136.53
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital 2012/2013 Energy Grant Fund	 £779,136.53 £80,000.00
REVENUE IMPLICATIONS	Annual capital financing costs	£56,591.00
POLICY IMPLICATIONS	There are no major issues	
CONSULTATIONS	There are no major issues	
TENDERS	Negotiated contract: Environment Department (Construction Services)	 £668,581.10
RECOMMENDATION	Acceptance of offer	
ALLOWANCES	Decants and Removals Gas Supply Professional Services Total	£20,000.00 £70,268.26 <u>100,287.17</u> £190,555.43
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	