

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

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 27 JUNE 2022  
**REPORT ON:** TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY  
**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT  
**REPORT NO:** 152-2022

**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>
19-007 - Janet Brougham RHE – Alterations to Hair Salon, New Fencing, Solar Film and Blinds to Windows	Construction Services
19-6018 - Clepington PS - Upgrade Staff Toilets	Construction Services
19-6051 - St Pius PS - Replace Roof Covering Over Two Storey Classroom Block	Construction Services
21-6005 - Eastern Primary School - Installation of Lenel Door System	Construction Services
20-015 - Energy Efficiency Capital Projects - Photovoltaic Installation	Emtec Energy
21-524 - Lily Walker Centre - Boiler Replacement	Scan Building Services Ltd
21-50037B - Dundee House – Additional Works - Renewal of Thin Walled Carbon Steel Pipes to Chilled Water Installation	Scan Building Services Ltd
21-013 - Caird Hall - Extract Chamber Fan Units	Scan Building Services Ltd
21-018 - MacKinnon Centre – Conversion of Five Rooms for the NHS	Hatrick Bruce, Ltd
20-018 - Gellatly Street MSCP - New Fire Alarm, Refuge Stations & Lift Upgrading	Construction Services
21-7024 – Clepington Primary School – Boiler Replacement	Scan Building Services Ltd

<b>Engineers Projects - Reference and Description</b>	<b>Contractor</b>
R0057 Coupar Angus Road/Lochee Road Corridor - Active Freeway Route Identification & Concept Design	Jacobs UK Ltd
P18641 - Broughty Ferry – Monifieth Active Travel – Area 2A The Esplanade Segregated Cycleway and Footway	Tayside Contracts

#### **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.

#### **5 BACKGROUND PAPERS**

- 5.1 None.

#### **6 MAIN TEXT**

- 6.1 Reference is made to the minute of the meeting of the City Development Committee of 7 March 2022 which approved report 78-2022 for the replacement of thin walled carbon steel pipes for the heating installation in Dundee House (Article XIA of the minute refers). A contract has subsequently been agreed, and the total contract value was contained within the £1.2m budget. The contractor has established a site presence and the works are now progressing as planned. In preparation for these works, intrusive surveys identified that the chilled water pipework serving the mechanical equipment was also installed utilising thin walled carbon steel pipework. Consequently, it is recommended to safeguard and prevent any future reactive repairs and service disruption by replacing this pipe network at the same time as the heating pipework. Accordingly, a design and tender for the replacement chilled water have been prepared for these works with the cost included in this report for consideration by members.

#### **7 POLICY IMPLICATIONS**

- 7.1 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.

#### **8 CONSULTATIONS**

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

Neil Martin  
Head of Design and Property

Robin Presswood  
Executive Director of City Development

NM/CR/KM

15 June 2022

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

<b>PROJECT</b>	Janet Brougham RHE – Alterations to Hair Salon, new fencing, solar film and blinds to windows.	
<b>PROJECT NUMBER</b>	19-007	
<b>PROJECT INFORMATION</b>	The work comprises alterations to the existing Hair Salon, new metal fencing together with solar film and blinds to windows.	
<b>ESTIMATED START AND COMPLETION DATES</b>	July 2022 August 2022	
<b>TOTAL COST</b>	Contract	£59,043.35
	Non contract allowances	£2,000.00
	Fees	£10,000.00
	<b>Total</b>	<b><u>£71,043.35</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme - Structural Improvements and Property Upgrades.	
<b>BUDGET PROVISION &amp; PHASING</b>	2021/2022	£316.35
	2022/2023	£70,727.00
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	<b>Contractor</b>	<b>Tender</b>
	Construction Services	£59,043.35
<b>RECOMMENDATION</b>	To approve and appoint the works to Construction Services.	
<b>SUB-CONTRACTORS</b>	Window Blinds – Chris Craft Window Blinds, Brechin Flooring – Matrix Distribution, Dundee Solar Film – Esk Glazing Ltd, Arbroath Fencing - P&G Blacksmiths & Fabricators, Dundee	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Cleington PS - Upgrade Staff Toilets	
<b>PROJECT NUMBER</b>	19-6018	
<b>PROJECT INFORMATION</b>	The work comprises the upgrade staff toilets at Head Teachers Office, 1st floor and 3rd floor mezzanine at office.	
<b>ESTIMATED START AND COMPLETION DATES</b>	July 2022 October 2022	
<b>TOTAL COST</b>	Contract	£107,699.18
	Non contract allowances	£5,000.00
	Fees	<u>£18,000.00</u>
	Total	<u>£130,699.18</u>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme – Toilet Upgrades	
<b>BUDGET PROVISION &amp; PHASING</b>	2019-2022	£4,679.80
	2022/2023	£126,019.38
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	<b>Contractor</b>	<b>Tender</b>
	Construction Services	£107,699.18
<b>RECOMMENDATION</b>	To approve and appoint the works to Construction Services.	
<b>SUB-CONTRACTORS</b>	Flooring – Noble & Bradford, Dundee Data – Neill Technical Services Ltd., Glenrothes	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	St Pius PS - Replace Roof Covering Over Two Storey Classroom Block	
PROJECT NUMBER	19-6051	
PROJECT INFORMATION	The work comprises the replacement of existing mineral felt flat roof coverings.	
ESTIMATED START AND COMPLETION DATES	July 2022 August 2022	
TOTAL COST	Contract	£135,093.54
	Non contract allowances	£5,000.00
	Fees	<u>£20,000.00</u>
	Total	<u>£160,093.54</u>
FUNDING SOURCE	Capital Plan 2022-2027 – Service Provision - Property Development and Improvement Programme - Roof Replacement/Improvement Programme.	
BUDGET PROVISION & PHASING	2021/2022	£222.00
	2022/2023	£159,871.54
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Tender</b>
	Construction Services	£135,093.54
RECOMMENDATION	To approve and appoint the works to Construction Services.	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Eastern Primary School - Installation of Lenel Door System	
PROJECT NUMBER	21-6005	
PROJECT INFORMATION	The work comprises the installation of a new access control system on various doors throughout the school and nursery, together with associated electrical and fire alarm works.	
ESTIMATED START AND COMPLETION DATES	July 2022 August 2022	
TOTAL COST	Contract	£57,972.81
	Non contract allowances	£2,000.00
	Fees	£9,000.00
	Total	<u>£68,972.81</u>
FUNDING SOURCE	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme – Electrical Upgrades.	
BUDGET PROVISION & PHASING	2021/2022	£803.00
	2022/2023	£68,169.81
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Tender</b>
	Construction Services	£57,972.81
RECOMMENDATION	To approve and appoint the works to Construction Services.	
SUB-CONTRACTORS	Lenel System – WRB Fire and Security, Dundee Fire Alarm – WRB Fire and Security, Dundee	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Energy Efficiency Capital Projects - Photovoltaic Installation			
<b>PROJECT NUMBER</b>	20-015			
<b>PROJECT INFORMATION</b>	The work comprises the design, supply and installation of Solar Photovoltaic arrays and associated systems at Dundee Contemporary Arts, Harris Academy, Kingspark School and Menzieshill House.			
<b>ESTIMATED START AND COMPLETION DATES</b>	September 2022 December 2022			
<b>TOTAL COST</b>	Contract		£410,491.68	
	Non contract allowances		£10,000.00	
	Fees		<u>£50,000.00</u>	
	Total		<u>£470,491.68</u>	
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Capital – Sustainability and Low Carbon Projects.			
<b>BUDGET PROVISION &amp; PHASING</b>	2021-2022		£25,258.00	
	2022-2023		£445,233.68	
<b>ADDITIONAL FUNDING</b>	None.			
<b>REVENUE IMPLICATIONS</b>	None.			
<b>POLICY IMPLICATIONS</b>	None.			
<b>TENDERS</b>	Under the Scotland Excel Framework, Energy Efficiency Contractors, Reference: 1320, Lot 4.1 nine contractors were invited to the quick quote process via Public Tender Scotland with four compliant bids submitted. The assessment has been made on a 40/60 Cost/Quality split.			
	<b>Contractor</b>	<b>Submitted Tender</b>	<b>Corrected Tender</b>	<b>Quality Ranking</b>
	Emtec Energy	£410,491.68	N/A	1
	Vital Energi Utilities	£549,947.00	N/A	2
	Parker Technical Services	£557,769.24	N/A	3
	Shire Energy Services	£292,736.00	N/A	4
<b>RECOMMENDATION</b>	Acceptance of offer from Emtec Energy.			
<b>SUB-CONTRACTORS</b>	None.			
<b>BACKGROUND PAPERS</b>	None.			

<b>PROJECT</b>	Lily Walker Centre - Boiler Replacement	
<b>PROJECT NUMBER</b>	21-524	
<b>PROJECT INFORMATION</b>	The work comprises the renewal of existing boilers, flues, pipework and equipment together with the replacement of the boiler room door.	
<b>ESTIMATED START AND COMPLETION DATES</b>	July 2022 August 2022	
<b>TOTAL COST</b>	Contract	£149,970.76
	Non contract allowances	£5,000.00
	Fees	<u>£25,500.00</u>
	Total	<u>£180,470.76</u>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme - Lifecycle Property Improvements.	
<b>BUDGET PROVISION &amp; PHASING</b>	2021/2022	£676.00
	2022/2023	£179,794.76
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Procured through DCC Mechanical Framework. 5 contractors invited to price with 1 contractor agreeing to price.	
	<b>Contractor</b>	<b>Tender</b>
	Scan Building Services Ltd, Dundee	£149,970.76
<b>RECOMMENDATION</b>	To approve and appoint the works to Scan Building Services Ltd, Dundee.	
<b>SUB-CONTRACTORS</b>	None	
<b>BACKGROUND PAPERS</b>	None.	



<b>PROJECT</b>	Dundee House – Additional Works - Renewal of Thin Walled Carbon Steel Pipes to Chilled Water Installation serving mechanical plant	
<b>PROJECT NUMBER</b>	21-50037B	
<b>PROJECT INFORMATION</b>	Replacement of the chilled water pipework in Dundee House. Works will be carried out concurrently with the replacement of the heating pipework to minimise disruption.	
<b>ESTIMATED START AND COMPLETION DATES</b>	June 2022 September 2023	
<b>TOTAL COST</b>	Contract	£213,803.45
	Contract allowances	£21,380.35
	Fees	£45,760.02
	<b>Total</b>	<b>£280,943.82</b>
<b>FUNDING SOURCE</b>	The Executive Director of Corporate Services advises that the cost can be met from within the Property Development and Improvement Programme in the Service Provision Section of the Capital Plan 2022 – 2027 with the funds being transferred from the Renewal and Repair Fund.	
<b>BUDGET PROVISION &amp; PHASING</b>	2021/2022	£330.00
	2022/2023	£184,831.46
	2023/2024	£95,782.36
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Negotiated contract	
	<b>Contractor</b>	<b>Tender</b>
	Scan Building Services Ltd, Dundee	£213,803.45
<b>RECOMMENDATION</b>	To approve and appoint the works to Scan Building Services Ltd, Dundee.	
<b>SUB-CONTRACTORS</b>	None	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Caird Hall - Extract Chamber Fans Units	
PROJECT NUMBER	21-013	
PROJECT INFORMATION	The work comprises of the removal of 2 nr existing windows and installation of 2 nr extract fans together with associated electrical work.	
ESTIMATED START AND COMPLETION DATES	July 2022 August 2022	
TOTAL COST	Contract Non contract allowances Fees Total	£24,751.28 £2,000.00 <u>£4,000.00</u> <u>£30,751.28</u>
FUNDING SOURCE	Revenue – Covid 19 – Property H&S Remedial Works	
BUDGET PROVISION & PHASING	2022/2023	£30,751.28
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Procured through DCC Mechanical Framework. 5 contractors invited to price with 1 contractor agreeing to price.  <b>Contractor</b> <span style="float: right;"><b>Tender</b></span> Scan Building Services Ltd, Dundee <span style="float: right;">£24,751.28</span>	
RECOMMENDATION	To approve and appoint the works to Scan Building Services Ltd, Dundee.	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	MacKinnon Centre – Conversion of Five Rooms for the NHS	
PROJECT NUMBER	21-018	
PROJECT INFORMATION	The work comprises alterations to five rooms, three of which will be GP Rooms occupied by NHS Tayside, with the other rooms being used as medicine and store rooms. NHS Tayside have agreed to pay the full costs for the 3 GP Rooms.	
ESTIMATED START AND COMPLETION DATES	July 2022 August 2022	
TOTAL COST	Contract Fees Total	£32,598.83 <u>£5,500.00</u> <u>£38,098.83</u>
FUNDING SOURCE	Capital Plan 2022-2027 - Health Care and Wellbeing Social Care Partnership – Strategic Funding for Older People and Adults.	
BUDGET PROVISION & PHASING	2022/2023	£15,238.83
ADDITIONAL FUNDING	NHS, Tayside - £22,860	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Procured through NHS Tayside Framework  <b>Contractor</b> Hatrick Bruce Ltd, Milnathort	<b>Tender</b>   £32,598.83
RECOMMENDATION	To approve and appoint the works to Hatrick Bruce, Ltd, Milnathort.	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Gellatly Street MSCP - New Fire Alarm, Refuge Stations & Lift Upgrading	
<b>PROJECT NUMBER</b>	20-018	
<b>PROJECT INFORMATION</b>	The work comprises the installation of a new fire alarm detection system to cover the Office & Car Parking areas, including the provision of a new Emergency Voice Communication system at each new refuge location within the identified stairwells, linked back to the Office CCTV control area. The works package also includes for the replacement of both lifts serving the car park with associated CCTV installation.	
<b>ESTIMATED START AND COMPLETION DATES</b>	August 2022 February 2023	
<b>TOTAL COST</b>	Contract	£365,365.76
	Non contract allowances	£1,500.00
	Fees	<u>£62,500.00</u>
	Total	<u>£429,365.76</u>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme - Lifecycle Property Improvements.	
<b>BUDGET PROVISION &amp; PHASING</b>	2021/2022	£2,716.60
	2022/2023	£376,649.16
<b>ADDITIONAL FUNDING</b>	Car Parking General Reserve	£50,000.00
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	<b>Contractor</b>	
	Construction Services	£365,365.76
<b>RECOMMENDATION</b>	To approve and appoint the works to Construction Services.	
<b>SUB-CONTRACTORS</b>	Fire Alarm – WRB Fire & Security Ltd, Dundee Emergency Voice Communication – WRB Fire & Security Ltd, Dundee Lifts (Framework) – Caltech Lifts Ltd, Dundee Data (Framework) – Neill Technical Services Ltd, Glenrothes Floor Painting & Signage (SLA) – Tayside Contracts Electrical – IS McKenna Electrical Contractors Ltd, Dundee Fire Stopping – Core Cut Ltd, Broxburn Cleaning – Tayside Contracts	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Cleington Primary School - Boiler Replacement	
<b>PROJECT NUMBER</b>	21-7024	
<b>PROJECT INFORMATION</b>	The work comprises removal of 2 nr existing boilers and installation of 3 nr new boilers complete with all necessary alterations and connections to existing pipework and boiler flues.	
<b>ESTIMATED START AND COMPLETION DATES</b>	July 2022 August 2022	
<b>TOTAL COST</b>	Contract	£96,468.87
	Non contract allowances	£5,000.00
	Fees	£10,000.00
	<b>Total</b>	<b><u>£111,468.87</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 - Service Provision - Property Development and Improvement Programme - Lifecycle Property Improvements.	
<b>BUDGET PROVISION &amp; PHASING</b>	2022/2023	£111,468.77
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Procured through DCC Mechanical Framework. 5 contractors invited to price with 1 contractor agreeing to price.	
	<b>Contractor</b>	<b>Tender</b>
	Scan Building Services Ltd, Dundee	£96,468.87
<b>RECOMMENDATION</b>	To approve and appoint the works to Scan Building Services Ltd, Dundee.	
<b>SUB-CONTRACTORS</b>	None	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Coupar Angus Road/Lochee Road Corridor - Active Freeway Route Identification and Concept Design				
<b>PROJECT NUMBER</b>	R0057				
<b>PROJECT INFORMATION</b>	Provision of consultancy services to undertake preferred route identification and concept design for a high-quality walking and cycling route linking Dundee City Centre to Kingsway via Coupar Angus Road - Lochee Road. This will form one part of Dundee's Strategic Active Freeway Corridors. Consultant to undertake stakeholder consultation, route assessment and concept designs for the identified route.				
<b>ESTIMATED START AND COMPLETION DATES</b>	July 2022 December 2022				
<b>TOTAL COST</b>	Contract				£64,931.00
	Non contract allowances				£0
	Fees				<u>£7,548.00</u>
	Total				<u>£72,479.00</u>
<b>FUNDING SOURCE</b>	TACTRAN				£40,000.00
	Capital Plan 2022 – 2027 – Health Care & Wellbeing - Sustainable Transport & Infrastructure				<u>£32,479.00</u>
	Total				<u>£72,479.00</u>
<b>BUDGET PROVISION &amp; PHASING</b>	2021/2022				£952.00
	2022/2023				£71,527.00
<b>ADDITIONAL FUNDING</b>	None.				
<b>REVENUE IMPLICATIONS</b>	None.				
<b>POLICY IMPLICATIONS</b>	None.				
<b>TENDERS</b>	Tenders were invited via Mini Competition Under Scotland Excel Framework Lot 2.				
	<b>Consultant</b>	<b>Submitted Tender</b>	<b>Corrected Tender</b>	<b>Quality Ranking</b>	<b>Cost/Quality Ranking</b>
	Jacobs UK Ltd	£64,931.00	N/A	Tie 1	1
	Systra Ltd	£69,796.00	N/A	Tie 1	2
	Aecom	£79,543.02	N/A	Tie 3	3
	Waterman	£85,915.00	N/A	6	4
	Arcadis	£94,304.00	N/A	5	5
	WSP UK Ltd	£156,786.00	N/A	Tie 3	6
<b>RECOMMENDATION</b>	Acceptance of offer from Jacobs UK Ltd.				
<b>SUB-CONTRACTORS</b>	None.				
<b>BACKGROUND PAPERS</b>	None.				

<b>PROJECT</b>	Broughty Ferry – Monifieth Active Travel – Area 2A The Esplanade Segregated Cycleway and footway	
<b>PROJECT NUMBER</b>	P18641	
<b>PROJECT INFORMATION</b>	<p>The Broughty Ferry to Monifieth Active Travel project aims to create a better, safer environment to walk, cycle, wheel and to encourage both locals and visitors to enjoy a healthier lifestyle through being more active.</p> <p>The proposed works package “Area 2A” includes the delivery of the City’s first fully segregated two-way cycleway that runs from Castle Lane to Bridge Street. The works also include widening the existing south footway, new crossing points and associated drainage improvements to the existing carriageway.</p>	
<b>ESTIMATED START AND COMPLETION DATES</b>	8 August 2022 27 January 2023	
<b>TOTAL COST</b>	Contract	£1,486,336.78
	Non contract allowances	£250,000.00
	Fees	£125,000.00
	<b>Total</b>	<b><u>£1,861,336.78</u></b>
<b>FUNDING SOURCE</b>	Capital Plan 2022-2027 – Community, Safety & Justice – Broughty Ferry to Monifieth Active Travel Improvements	£1,611,336.78
	Capital Plan 2022-2027 – Community Safety & Justice – Flood Risk Management	£250,000
<b>BUDGET PROVISION &amp; PHASING</b>	Capital Plan 2022-2027 Community Safety & Justice - 2021/2022	£85,000
	Capital Plan 2022-2027 Community Safety & Justice - 2022/2023	£1,776,336.78
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	Negotiated Contract	
	<b>Contractor</b>	<b>Submitted Tender</b>
	Tayside Contracts	£1,486,336.78
<b>RECOMMENDATION</b>	Acceptance of offer from Tayside Contracts.	
<b>SUB-CONTRACTORS</b>	Kilmac Ltd	
<b>BACKGROUND PAPERS</b>	None.	

*This page is intentionally left blank*