

ITEM No ...4.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE - 24 AUGUST 2020

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: HEAD OF DESIGN AND PROPERTY

REPORT NO: 182-2020

1 PURPOSE OF REPORT

- 1.1 This report details tenders received and requests a decision on acceptance thereof. Acceptance allows detailed planning to take place, but work on-site will not commence until Scottish Government guidance on Covid-19 confirms that it is acceptable.

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.

Architects Projects

Project Reference Description	Project	Contractor	Tender Amount	Fees & Other Costs	Total Amount
19-515 - Camperdown 1st Development - Roof Replacement Phase 3		Construction Services	£215,111.97	£20,900.00	£236,011.97
19-516 - Camperdown 11th Development - Roof Replacement Phase 5		Construction Services	£137,173.68	£14,000.00	£151,173.68
19-517 - Clepington Road Development - Roof Replacement Phase 2		Construction Services	£183,494.83	£18,000.00	£201,494.83
19-522 - Wedderburn/Hepburn Street Development - Roof Replacement Phase 2		Construction Services	£183,671.88	£18,000.00	£201,671.88
19-504 - Strathmartine & West End Wards - Boiler Replacement		Construction Services	£285,539.14	£30,000.00	£315,539.14
20-500 - Individual Houses - Heating Kitchens and Bathrooms		Construction Services	£460,000.00	£40,000.00	£500,000.00

Engineers Projects

Project Reference Description	Project	Contractor	Tender Amount	Fees & Other Costs	Total Amount
P17708 - Lilybank Footpath Improvements Phase 4 and 5		Tayside Contracts	£143,115.68	£47,884.32	£191,000.00
P19708 Lock-Up Garages, Deveron Crescent - Demolition		Dundee Plant Ltd	£13,260.00	£8,918.50	£22,178.50
P19735 - Dalfield Court & Hilltown Court Improvements		Kilmac Ltd	£89,665.00	£24,335.00	£114,000.00

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 have been consulted in preparation of this report and are in agreement with its content.

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.

Neil Martin
Head of Design and Property

Author: Craig Muir

Robin Presswood
Executive Director of City Development

NM/CM/KM

28 July 2020

Dundee City Council
Dundee House
Dundee

CLIENT	NEIGHBOURHOOD SERVICES		NEIGHBOURHOOD SERVICES	
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-515 Camperdown 1st Development - Roof Replacement Phase 3 The works comprise the renewal of concrete tile roof coverings to 5 blocks of 6 Flats at 42, 44, 46 and 48 Brownhill Place and 76 Brownhill Street. None of the properties are in the demolition programme.		19-516 Camperdown 11th Development - Roof Replacement Phase 5 The works comprise the renewal of concrete tile roof coverings to 3 blocks of 6 Flats at 7, 9 and 11 Dunholm Road. None of the properties are in the demolition programme.	
ESTIMATED START AND COMPLETION DATES	Start September 2020 Complete January 2021		Start September 2020 Complete January 2021	
TOTAL COST	Several Works	£215,111.97	Several Works	£137,173.68
	Allowances	<u>£20,900.00</u>	Allowances	<u>£14,000.00</u>
	Total	<u>£236,011.97</u>	Total	<u>£151,173.68</u>
FUNDING SOURCE	Capital Plan 2020-25, Building Strong Communities – Housing HRA, Free from Serious Disrepair (Roofs)		Capital Plan 2020-25, Building Strong Communities – Housing HRA, Free from Serious Disrepair (Roofs)	
BUDGET PROVISION & PHASING	2019/2020	£8,741.25	2019/2020	£4,953.37
	2020/2021	<u>£227,270.72</u>	2020/2021	<u>£146,220.31</u>
		<u>£236,011.97</u>		<u>£151,173.68</u>
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	None		None	
TENDERS	Negotiated contract.		Negotiated contract.	
	<u>Contractors</u>	<u>Tender</u>	<u>Contractors</u>	<u>Tender</u>
	Construction Services	£215,111.97	Construction Services	£137,173.68
RECOMMENDATION	Acceptance of offer.		Acceptance of offer.	
ALLOWANCES	Professional Services	£19,400.00	Professional Services	£12,500.00
	Other Allowances	<u>£1,500.00</u>	Other Allowances	<u>£1,500.00</u>
	Total	<u>£20,900.00</u>	Total	<u>£14,000.00</u>
SUB-CONTRACTORS	A&J Maintenance - Scaffolding John Ross Home Solutions - TV Aerials Gowrie Contracts - Asbestos Removal		A&J Maintenance - Scaffolding John Ross Home Solutions - TV Aerials Gowrie Contracts - Asbestos Removal	
BACKGROUND PAPERS	None		None	

CLIENT	NEIGHBOURHOOD SERVICES		NEIGHBOURHOOD SERVICES	
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-517 Cleington Road Development - Roof Replacement Phase 2 The works comprise the renewal of concrete tile roof coverings to 4 blocks of 6 Flats at 222, 224 and 226 Cleington Road and 3 Caird Terrace. None of the properties are in the demolition programme.		19-522 Wedderburn/Hepburn Street Development - Roof Replacement Phase 2 The works comprise the renewal of concrete tile roof coverings to 3 blocks of 6 Flats at 1, 3 and 5 Wedderburn Street, 1 block of 6 flats at 171 Strathmartine Road and 1 block of 4 flats at 173 Strathmartine Road. None of the properties are in the demolition programme.	
ESTIMATED START AND COMPLETION DATES	Start January 2021 Complete March 2021		Start September 2020 Complete January 2021	
TOTAL COST	Several Works	£183,494.83	Several Works	£183,671.88
	Allowances	<u>£18,000.00</u>	Allowances	<u>£18,000.00</u>
	Total	<u>£201,494.83</u>	Total	<u>£201,671.88</u>
FUNDING SOURCE	Capital Plan 2020-25, Building Strong Communities – Housing HRA, Free from Serious Disrepair (Roofs)		Capital Plan 2020-25, Building Strong Communities – Housing HRA, Free from Serious Disrepair (Roofs)	
BUDGET PROVISION & PHASING	2019/2020	£4,987.00	2019/2020	£8,741.25
	2020/2021	<u>£196,507.83</u>	2020/2021	<u>£192,930.63</u>
		<u>£201,494.83</u>		<u>£201,671.88</u>
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	None		None	
TENDERS	Negotiated contract.		Negotiated contract.	
	<u>Contractors</u>	<u>Tender</u>	<u>Contractors</u>	<u>Tender</u>
	Construction Services	£183,494.83	Construction Services	£183,671.88
RECOMMENDATION	Acceptance of offer.		Acceptance of offer.	
ALLOWANCES	Professional Services	£16,500.00	Professional Services	£16,500.00
	Other Allowances	<u>£1,500.00</u>	Other Allowances	<u>£1,500.00</u>
	Total	<u>£18,000.00</u>	Total	<u>£18,000.00</u>
SUB-CONTRACTORS	A&J Maintenance - Scaffolding John Ross Home Solutions - TV Aerials		Scotmich Scaffold - Scaffolding John Ross Home Solutions - TV Aerials	
BACKGROUND PAPERS	None		None	

CLIENT	NEIGHBOURHOOD SERVICES		NEIGHBOURHOOD SERVICES	
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-504 Strathmartine & West End Wards - Boiler Replacement The works comprise renewal of the existing gas boiler and associated work to 77 houses at Ambleside Avenue, Coniston Terrace, Mclean Street, Benzie Road, Fyfe Street, Mitchell Street, Blackness Avenue, Abbotsford Place, Abbotsford Street and Seymour Street. None of the properties are in the demolition programme.		20-500 Individual Houses - Heating Kitchens and Bathrooms 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. None of the properties are in the demolition programme.	
ESTIMATED START AND COMPLETION DATES	Start December 2020 Complete February 2021		Start September 2020 Complete March 2021	
TOTAL COST	Several Works	£285,539.14	Several Works	£460,000.00
	Allowances	<u>£30,000.00</u>	Allowances	<u>£40,000.00</u>
	Total	<u>£315,539.14</u>	Total	<u>£500,000.00</u>
FUNDING SOURCE	Capital Plan 2020-25, Building Strong Communities – Housing HRA, Energy Efficient (Heating Replacement)		Capital Plan 2020-25, Building Strong Communities – Housing HRA, Modern Facilities and Services (Kitchens and Bathrooms)	
BUDGET PROVISION & PHASING	2019/2020	£6,125.00	2020/2021	£500,000.00
	2020/2021	<u>£309,414.14</u>		
		<u>£315,539.14</u>		
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	None		None	
TENDERS	Negotiated contract.		Negotiated contract.	
	<u>Contractors</u>	<u>Tender</u>	<u>Contractors</u>	<u>Tender</u>
	Construction Services	£285,539.14	Construction Services	£460,000.00
RECOMMENDATION	Acceptance of offer.		Acceptance of offer.	
ALLOWANCES	Professional Services	£26,000.00	Professional Services	£40,000.00
	Other Allowances	<u>£4,000.00</u>	Total	<u>£40,000.00</u>
	Total	<u>£30,000.00</u>		
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

CLIENT	NEIGHBOURHOOD SERVICES		NEIGHBOURHOOD SERVICES	
PROJECT NUMBER PROJECT PROJECT INFORMATION	P17708 Lilybank Footpath Improvements Phase 4 and 5 The works are a continuation from Phase 3 and comprise the removal of existing paving slab footpaths and resurfacing with bituminous material to improve surface and drainage at Lilybank Housing Development north of Broughty Ferry Road, Dundee.		P19708 Lockup Garages, Deveron Crescent - Demolition Demolition of surplus lock-up garages.	
ESTIMATED START AND COMPLETION DATES	Start - August 2020 Complete - May 2021		August 2020 September 2020	
TOTAL COST	Contract	£143,115.68	Contract	£13,260.00
	Non Contract Allowances	£31,884.32	Non Contract Allowances	£3,918.50
	Fees	<u>£16,000.00</u>	Fees	<u>£5,000.00</u>
	Total	<u>£191,000.00</u>	Total	<u>£22,178.50</u>
FUNDING SOURCE	Revenue - Housing (HRA) – Planned Maintenance Environmental Improvements		Revenue - Housing (HRA) – Planned Maintenance Environmental Improvements	
BUDGET PROVISION & PHASING	2020/2021	£95,500.00	2020/2021	£22,178.50
	2021/2022	<u>£95,500.00</u>		
		<u>£191,000.00</u>		
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	None		None	
POLICY IMPLICATIONS	To adopt sustainable practices in construction.		None	
TENDERS	Negotiated contract. <u>Contractors</u> Tayside Contracts		Tenders were invited from 6 contractors and the following tenders were received: <u>Contractors</u> Dundee Plant Ltd Safedem Ltd Gowrie Contracts Ltd Reigart Contracts Central Demolition Ltd	
		<u>Tender</u> £143,115.68		<u>Tender</u> £13,260.00 £14,141.00 £14,225.00 £18,760.00 £22,550.00
RECOMMENDATION	Acceptance of offer.		To accept the lowest tender from Dundee Plant Ltd.	
ALLOWANCES	Contingencies	£31,884.32	Contingencies	£773.50
	Professional Fees	£14,500.00	Emergency Works	
	CDM Principal Designer	<u>£1,500.00</u>	Public Utilities	£1,000.00
	Total	<u>£47,884.32</u>	Bat & Asbestos Surveys	£1,495.00
			Topographical Survey	£650.00
			Professional Fees	£3,500.00
			CDM Principal Designer	<u>£1,500.00</u>
			Total	<u>£8,918.50</u>
SUB-CONTRACTORS	None		None	

BACKGROUND PAPERS	None	None																																			
CLIENT	NEIGHBOURHOOD SERVICES																																				
PROJECT NUMBER PROJECT PROJECT INFORMATION	P19735 Dalfield Court & Hilltown Court Step Improvements The works comprise the full reconstruction of two rear stairs within a restricted site and includes site clearance, earthworks, new foundations and supporting structure, concrete retaining wall, precast step units and new stainless steel handrail at Dalfield Court and Hilltown Court, Dundee.																																				
ESTIMATED START AND COMPLETION DATES	Start - September 2020 Complete - April 2021																																				
TOTAL COST	Contract Non Contract Allowances Fees Total	£89,665.00 £9,835.00 <u>£14,500.00</u> <u>£114,000.00</u>																																			
FUNDING SOURCE BUDGET PROVISION & PHASING	Housing Revenue Account - Planned Maintenance Environmental Improvement Budget 2020/2021 2021/2022	 £80,000.00 <u>£34,000.00</u> <u>£114,000.00</u>																																			
ADDITIONAL FUNDING	None																																				
REVENUE IMPLICATIONS	None																																				
POLICY IMPLICATIONS	To adopt sustainable practices in construction.																																				
TENDERS	Tenders were invited from six contractors and the following tenders received: <table><tr><td><u>Contractor</u></td><td><u>Submitted Tender</u></td><td><u>Corrected Tender</u></td><td><u>Quality Ranking</u></td><td><u>Cost/Quality Ranking</u></td></tr><tr><td>Kilmac Ltd</td><td>£89,665.00</td><td>-</td><td>1 (equal)</td><td>1</td></tr><tr><td>Dundee Plant Ltd</td><td>£110,809.73</td><td>-</td><td>1 (equal)</td><td>2</td></tr><tr><td>T&N Gilmartin (Contractors)</td><td>£123,756.00</td><td>-</td><td>1 (equal)</td><td>3</td></tr><tr><td>Breedon Northern Ltd</td><td>No Return</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Delson Contracts Ltd</td><td>No return</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Morrison Construction</td><td>No return</td><td>-</td><td>-</td><td>-</td></tr></table>		<u>Contractor</u>	<u>Submitted Tender</u>	<u>Corrected Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>	Kilmac Ltd	£89,665.00	-	1 (equal)	1	Dundee Plant Ltd	£110,809.73	-	1 (equal)	2	T&N Gilmartin (Contractors)	£123,756.00	-	1 (equal)	3	Breedon Northern Ltd	No Return	-	-	-	Delson Contracts Ltd	No return	-	-	-	Morrison Construction	No return	-	-	-
<u>Contractor</u>	<u>Submitted Tender</u>	<u>Corrected Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>																																	
Kilmac Ltd	£89,665.00	-	1 (equal)	1																																	
Dundee Plant Ltd	£110,809.73	-	1 (equal)	2																																	
T&N Gilmartin (Contractors)	£123,756.00	-	1 (equal)	3																																	
Breedon Northern Ltd	No Return	-	-	-																																	
Delson Contracts Ltd	No return	-	-	-																																	
Morrison Construction	No return	-	-	-																																	
RECOMMENDATION	To accept the tender with highest ranking score for cost and quality from Kilmac Ltd																																				
ALLOWANCES	Contingencies Professional Fees CDM Principal Designer Total	£9,835.00 £13,000.00 <u>£1,500.00</u> <u>£24,335.00</u>																																			
SUB-CONTRACTORS	None																																				

BACKGROUND PAPERS	None
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APPENDIX 1

19-504

Strathmartine & West End Wards - Boiler Replacement 2020/21

List of Addresses

Ambleside Avenue	22
Coniston Terrace	47, 48, 59
Mclean Street	46-52
Benvie Road	22-26, 1B
Fyffe Street	1-7
Mitchell Street	10
Blackness Avenue	29-31
Abbotsford Place	13–17
Abbotsford Street	1-9, 14-20
Seymour Street	35

