

TO : ENVIRONMENTAL AND CONSUMER PROTECTION COMMITTEE – 19.03.01

REPORT ON : ENVIRONMENTAL AND CONSUMER PROTECTION DEPARTMENT –
MARCHBANKS DEPOT URGENT WORKS
CONTRACT NR 01-001

REPORT BY : DIRECTOR OF ENVIRONMENTAL AND CONSUMER PROTECTION AND
CITY ARCHITECTURAL SERVICES OFFICER

REPORT NO: 183-2001

1.0 PURPOSE OF REPORT

- 1.1. This report seeks authorisation for the acceptance of Contractors for the urgent works required at Marchbanks Cleansing Depot to provide a safe working environment.

2.0 RECOMMENDATIONS

- 2.1. Approval is recommended of;
- (a) the acceptance of the offer submitted by D Geddes for the Demolition Works, in the amount of £20,168.00.
 - (b) the acceptance of Robertson Group as the partnership contractor for the Several Works at a Gross Maximum Price not exceeding £1,162,800.00.
 - (c) allowances amounting to £167,032.00, and
 - (d) renewal of equipment having an estimated cost of £170,000 and to be leased over an 8-year period at £28,900 per annum.

3.0 FINANCIAL IMPLICATIONS

The Director of Finance has stated that,

- 3.1. Demolition and New Build Contract is estimated at **£1.3m** and if approved £1m could be met from the Renewal and Repair Fund, which is projected will have a balance at 31st March 2001 of £1.4m. The remaining £300,000 can be met from savings identified in the Environmental and Consumer Protection Department's Revenue Budget.
- 3.2. Equipment Renewal is estimated at **£170,000** and if approved will be leased over an 8 year period at a cost of £28,900 per annum. This additional annual expenditure will be met from the Environmental & Consumer Protection Department's revenue budget in future years.
- 3.3. Relocation of the Recycling Facility is estimated at **£50,000** and if approved would also be met from the Council's Renewal and Repair Fund.

4.0 LOCAL AGENDA 21 IMPLICATIONS

The adoption of the recommendations detailed in Section 2.0 would address the following provisions of Local Agenda 21 : Planning for Sustainability

- 4.1. Resources are used efficiently and waste is minimised.
- 4.2. Local needs are met locally.
- 4.3. Access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.
- 4.4. Health is protected by creating safe, clean, pleasant environments.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

None.

6.0 BACKGROUND INFORMATION

The Environmental and Consumer Protection Department currently provides the following service from their Marchbanks Depot :-

- Maintenance and repair of 112 vehicles (1.5 – 32 tonne GVW)
65 vehicles (Tayside Health Trust)
- Blacksmith, Painterwork and Tyre Changing facilities for all vehicles.
- Average 2 MOTS (HGV) per week
8 HGV services per week
All running repairs
- Servicing, Repairs and MOTs equates to 350 hours/week.
- Outsourcing has been costed at £9,000 per week plus materials etc.
- Outsourced contractors would have difficulty in meeting response times for breakdowns which could result in possible disruption of service.

Due to the Health & Safety implications of the current facility at the Marchbanks Depot it is critical that the Council carries out works as soon as possible. The existing roof is made of asbestos and is porous. Also works are urgently required to the electrical, heating and ventilation installations to reduce the health and safety hazards and to ensure compliance with current regulations and to provide a safe working environment.

An Officers' Working Group considered various options and recommended that the following works be carried out to address the current operation difficulties and Health and Safety issues being experienced at the Depot:-

New Workshops and Accommodation

A new facility should be built to provide sufficient maintenance accommodation to service and repair the fleet of 112 mixed vehicles operated by the Environmental and Consumer Protection Department and to provide this service to Tayside Health Trusts for an additional 65 vehicles.

This facility would be built on the site by demolishing part of the existing garage and storage facility and extending partially onto the adjacent site. This would allow continuity of the service from Marchbanks during the building operations by allowing use of the existing workshop facilities.

The building would also include limited office accommodation and a Blacksmith, Paint Shop and Tyre facility. It is recommended that all these facilities are included in the new building to ensure continuity of service and provision of Best Value. These facilities have been Bench-Marked with the Private Sector and cannot be provided locally in a manner which would sustain the efficiency of current operations therefore outsourcing would result in increased transport costs, non local labour and possible disruption to the service.

By rearranging the configuration of the building and its location it is possible to accommodate an improved traffic system for vehicles accessing the facility thereby reducing traffic congestion and improving public safety.

Relocation of Recycling Facility

The Recycling Facility provided at Marchbanks allows the Public to deposit materials for recycling i.e. paper, bottles, etc at the south end of the site and requires the public to negotiate the entire length of the site to use this facility. Because of the heavy flow of vehicles using the site there is a potential for vehicular accidents.

It is proposed to relocate the Recycling Facilities at the entrance to the adjacent site, which has minimal use by heavy vehicles, thereby providing easier access to the public and reducing the risk of accidents.

Renewal of Equipment

Most of the existing equipment now requires to be replaced to comply with Health and Safety legislation and it is recommended that the major items of equipment are replaced on a leased basis at a cost of £28,900 per annum over 8 years.

7.0 TENDER REPORT

7.1 Demolition

Reference is made to the City Engineer's report in Appendix A.

If the recommendations in Appendix A are agreed to it brings out the following:-

Demolition Works	- D Geddes	£20,168.00
Allowances for	- Contingencies	£ 3,600.00
	- Professional Services	£ <u>3,200.00</u>
		£ <u>26,968.00</u>

7.2 Several Works

Due to the need to carry out the works in the shortest possible timescale it was considered suitable for a Contractor to be appointed to enter into a Partnering Arrangement using the new selection process. The Gross Maximum Price for the Several Works, including the relocation of the Recycling Facility, is £1,162,800.00.

The process of procuring Contractors to enter into a Partnership comprises the completion of a Questionnaire, following which the highest rated Contractors are selected to attend an interview session.

Seven firms were invited to submit questionnaires and 7 were received, and evaluated.

The four highest rated Contractors were interviewed and the evaluation resulted in the Robertson Group scoring the highest number of points.

The evaluations of the questionnaire and interviews were carried out by representatives from the Environmental and Consumer Protection Department and the Architectural Services Division. The points awarded and results of the evaluation process are available in the project file.

It is recommended that the Robertson Group are accepted to be the Partnership Contractor for the Several Works.

If the foregoing is agreed to it brings out the following:

Several Works	- Robertson Group	£ 1,162,800.00
Allowances For	- Building Warrant	£ 4,251.00
	- Environmental Studies and Site Investigations	£ 20,600.00
	- Professional Services	£ 135,381.00
		<u>£ 1,323,032.00</u>

7.3 **Summary**

Demolition Works		£ 20,168.00
Several Works		£ 1,162,800.00
Allowances - Demolition Works	£ 6,800.00	
- Several Works	£ <u>160,232.00</u>	£ <u>167,032.00</u>
		£ <u>1,350,000.00</u>

The above costs include an allowance of £50,000 for the relocation of the Recycling Facility.

8.0 **CONSULTATIONS**

The Directors of Finance and Support Services and the City Engineer have been consulted in the preparation of this report.

9.0. **BACKGROUND PAPERS**

No background paper, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

RONALD GABRIEL
Director of Environmental and Consumer Protection

JOHN T P PORTER
City Architectural Services Officer

Date : 09 March 2001

REPORT TO: ENVIRONMENTAL & CONSUMER PROTECTION COMMITTEE – 19 MARCH 2001

REPORT ON: TENDER RECEIVED BY CITY ENGINEER

REPORT BY: CITY ENGINEER

REPORT NO: 181-2001

1. PURPOSE OF REPORT

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

2. RECOMMENDATIONS

2.1 Approval is recommended of (1) the acceptance of the tender submitted by the undernoted contractor and (2) the undernoted total amount, including allowances, for the project:

Project Reference/Project Description	Contractor	Tender Amount	Total Amount	Finance Available
P4/00601 – Marchbanks Depot – Demolition	D Geddes (Contractors) Ltd	£20,168.00	£26,9678.00	£26,968.00
TOTAL		£20,168.00	£26,9678.00	£26,968.00

3. FINANCIAL IMPLICATIONS

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

4. CONSULTATIONS

4.1 Client Department has been consulted with regard to Local Agenda 21 and Equal Opportunities implications.

5. BACKGROUND PAPERS

5.1 Unless stated otherwise on the attached sheet, no background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing this report.

6. FURTHER INFORMATION

6.1 Detailed information relating to the above Tender is included on the attached sheet.

7. CONSULTATIONS

7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Environmental and Consumer Protection Department, and the Convener have been consulted and are in agreement with the contents of this report.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/KW

7 March 2001

Dundee City Council
Tayside House
Dundee

ENVIRONMENTAL & CONSUMER PROTECTION COMMITTEE – 19 MARCH 2001

CLIENT	Environmental & Consumer Protection Department	
PROJECT NUMBER	P4/00601	
PROJECT DESCRIPTION	Marchbanks Depot - Demolition	
TOTAL COST	Contract	£20,168.00
	Non-Contract Allowances	£3,600.00
	Fees	<u>£3,200.00</u>
	Total	£26,968.00
FUNDING SOURCE	Refer to Report No 183-2001	
BUDGET PROVISION & PHASING		
ADDITIONAL FUNDING		
REVENUE IMPLICATIONS	Refer to Report No 183-2001	
LOCAL AGENDA 21 IMPLICATIONS	Refer to Report No 183-2001	
EQUAL OPPORTUNITIES	There are no equal opportunities associated with this Project.	
TENDERS	Offers were invited from four contractors and the following tenders were received:	
	Tenderers	Tender Corrected Tender
	D Geddes (Contractors) Ltd	£20,168.00 -----
	Safedem Ltd	£22,222.00 -----
	Dundee Plant	£25,470.00 £22,690.00
	Trojan Metals Ltd	£37,595.00 -----
RECOMMENDATION	Acceptance of lowest tender.	
ALLOWANCES	Contingencies	£3,600.00
	Professional Fees	£3,200.00
	Total	£6,800.00
SUB-CONTRACTORS		
BACKGROUND PAPERS	None.	