

ITEM No ...7.....**REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 16 NOVEMBER 2020****REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY****REPORT BY: HEAD OF DESIGN AND PROPERTY****REPORT NO: 283-2020****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 Project Description | Contractor | Tender Amount | Fees & Other Costs | Total Amount |
|---|----------------------------------|---------------|--------------------|--------------|
| 19-518 - Douglas and Angus 7th Development, Phase 1 - Roof Replacement | Construction Services | £220,129.15 | £21,900.00 | £242,029.15 |
| 19-545 St. Marys 8th Development, Phase 3 - Roof Replacement | Construction Services | £173,893.44 | £17,700.00 | £191,593.44 |
| 19-514 St. Marys 10th Development, Phase 3 - Roof Replacement | Construction Services | £148,642.19 | £15,500.00 | £164,142.19 |
| 17-517 (Re-tendered) – Whitfield 1st, 2nd & 3rd Developments – Cladding Renewal Phase 1 | Construction Services | £561,722.46 | £52,500.00 | £614,222.46 |
| 20-2001 Various Properties, Service and Maintenance of Warden Call Systems | Legrand Electrical Ltd (Tynetec) | £140,317.50 | £56,127.00 | £196,444.50 |
| 20-513 253 – 273 Tweed Crescent Replacement Roof Coverings | Construction Services | £41,679.62 | £5,750.00 | £47,429.62 |

Engineers Projects

| Project Reference Project Description | Contractor | Tender Amount | Fees & Other Costs | Total Amount |
|---|-----------------------|---------------|--------------------|--------------|
| P19736 – 219-245 Blackness Road Tenement Block Demolition | Gowrie Contracts Ltd. | £242,428.10 | £141,006.85 | £383,434.95 |
| P19723 – Controlled Entry Door Reversals | Dundee Plant | £50,203.80 | £12,500.00 | £62,703.80 |
| P19743 – Mains Church Boundary Wall Restoration | Construction Services | £12,881.74 | £4,750.00 | £17,631.74 |

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

6 November 2020

Dundee City Council
Dundee House
Dundee

| CLIENT | NEIGHBOURHOOD SERVICES | NEIGHBOURHOOD SERVICES |
|--|---|--|
| PROJECT NUMBER PROJECT PROJECT INFORMATION | 19-518 Douglas and Angus 7th Development, Phase 1 - Roof Replacement The works comprise the renewal of concrete tile roof coverings to 6 blocks of 6 flats at 47, 49, 51, 53, 55 and 57 Balunie Avenue. None of the properties are in the demolition programme. | 19-545 St. Marys 8th Development, Phase 3 - Roof Replacement The works comprise the renewal of concrete tile roof coverings to 14 two storey cottages at 20 and 22 St Fillans Terrace, 68, 72, 86, 88 and 94 St Giles Terrace and 7, 27, 29, 51, 59, 61 and 63 St Ninians Terrace. None of the properties are in the demolition programme. |
| ESTIMATED START AND COMPLETION DATES | Start March 2021 Complete June 2021 | Start May 2021 Complete July 2021 |
| TOTAL COST | Several Works £220,129.15 Allowances <u>£21,900.00</u> Total <u>£242,029.15</u> | Several Works £173,893.44 Allowances <u>£17,700.00</u> Total <u>£191,593.44</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 £9,249.00 2020/2021 £60,000.00 2021/2022 <u>£172,780.15</u> <u>£242,029.15</u> | 2020/2021 £11,000.00 2021/2022 <u>£180,593.44</u> <u>£191,593.44</u> |
| ADDITIONAL FUNDING | None | None |
| REVENUE IMPLICATIONS | None | None |
| POLICY IMPLICATIONS | None | None |
| TENDERS | Negotiated contract. Contractor Tender Construction Services £220,129.15 | Negotiated contract. Contractor Tender Construction Services £173,893.44 |
| RECOMMENDATION | Acceptance of offer. | Acceptance of offer. |
| ALLOWANCES | Professional Services £19,900.00 Other Allowances <u>£2,000.00</u> Total <u>£21,900.00</u> | Professional Services £15,700.00 Other Allowances <u>£2,000.00</u> Total <u>£17,700.00</u> |
| SUB-CONTRACTORS | Dundee Plant - Scaffolding John Ross Home Solutions - TV Aerials | A&J Maintenance - Scaffolding John Ross Home Solutions - TV Aerials |
| BACKGROUND PAPERS | None | None |

| CLIENT | NEIGHBOURHOOD SERVICES | NEIGHBOURHOOD SERVICES |
|--|---|---|
| PROJECT NUMBER PROJECT PROJECT INFORMATION | 19-514 St. Marys 10th Development, Phase 3 - Roof Replacement The works comprise the renewal of concrete tile roof coverings to 10 two storey cottages at 9, 12, 27 and 39 St Clement Place, 3, 4, 6 and 8 St Dennis Terrace, 95 and 101 St Kilda Road. None of the properties are in the demolition programme. | 17-517 (Re-tendered) Whitfield 1 st , 2 nd & 3 rd Developments – Cladding Renewal Phase 1 (28Nr Cottages) The works comprise the renewal of existing timber weatherboard cladding finishes to existing monopitch tiled roof structures to 28Nr cottages (Phase 1), with new low maintenance weatherboard cladding finishes, trims, framing and breather membranes. |
| ESTIMATED START AND COMPLETION DATES | Start May 2021 Complete July 2021 | Start January 2021 Complete May 2021 |
| TOTAL COST | Several Works Allowances Total | Several Works Allowances Total |
| 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 2020/2021 2021/2022 | 2020/2021 2021/2022 |
| ADDITIONAL FUNDING | None | None |
| REVENUE IMPLICATIONS | None | None |
| POLICY IMPLICATIONS | None | None |
| TENDERS | Negotiated contract. Contractor Construction Services | Negotiated contract. Contractor Construction Services |
| RECOMMENDATION | Acceptance of offer. | Acceptance of offer. |
| ALLOWANCES | Professional Services Other Allowances Total | Professional Services Other Allowances Total |
| SUB-CONTRACTORS | A&J Maintenance - Scaffolding John Ross Home Solutions - TV Aerials | Scotmitch - Scaffolding John Ross Smart Home Solutions - TV Aerial & Satellite Works IC Fire & Security – CCTV & Alarm |
| BACKGROUND PAPERS | None | Reference is made to Report No. 293-2018 of the Neighbourhood Services Committee on 24 September 2018, whereby approval was sought to replace the timber cladding to the roof structures of 38Nr properties. Due to various technical and supplier issues, this project never commenced on site. |

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| | | <p>A reassessment of the properties was carried out and split into three phases, the most urgent cases being allocated to Phase 1, of which now includes 28Nr properties. Due to the time lag and change in specification, Phase 1 of this project has been re-tendered with a revised offer received from Construction Services. Phases 2 & 3 will be negotiated and reported at a future date.</p> |
|--|--|--|

| CLIENT | NEIGHBOURHOOD SERVICES | NEIGHBOURHOOD SERVICES | | | | | | | | | | | | | | | | |
|--|---|--|---------------|----------------------------------|-------------------|---|-------------------|--|-----------------------|---|------------------|------------------|------------|------------------|------|------------------|-------|-------------------|
| PROJECT NUMBER PROJECT PROJECT INFORMATION | 20-2001 Various Properties, Service and Maintenance of Warden Call Systems The works comprise the servicing and maintenance of Warden Call Systems to 35 Sheltered Housing properties/complexes over a 3 year term contract. | 20-513 253 – 273 Tweed Crescent Replacement Roof Coverings The works comprise the renewal of the mineral finished bitumen impregnated flat roofing system. | | | | | | | | | | | | | | | | |
| ESTIMATED START AND COMPLETION DATES | Start: November 2020 Complete: October 2023 | Start: November 2020 Complete: January 2021 | | | | | | | | | | | | | | | | |
| TOTAL COST | <table> <tr> <td>Contract</td> <td>£140,317.50</td> </tr> <tr> <td>Allowances</td> <td>£42,095.00</td> </tr> <tr> <td>Fees</td> <td><u>£14,032.00</u></td> </tr> <tr> <td>Total</td> <td><u>£196,444.50</u></td> </tr> </table> | Contract | £140,317.50 | Allowances | £42,095.00 | Fees | <u>£14,032.00</u> | Total | <u>£196,444.50</u> | <table> <tr> <td>Contract</td> <td>£41,679.62</td> </tr> <tr> <td>Allowances</td> <td>£2,000.00</td> </tr> <tr> <td>Fees</td> <td><u>£3,750.00</u></td> </tr> <tr> <td>Total</td> <td><u>£47,429.62</u></td> </tr> </table> | Contract | £41,679.62 | Allowances | £2,000.00 | Fees | <u>£3,750.00</u> | Total | <u>£47,429.62</u> |
| Contract | £140,317.50 | | | | | | | | | | | | | | | | | |
| Allowances | £42,095.00 | | | | | | | | | | | | | | | | | |
| Fees | <u>£14,032.00</u> | | | | | | | | | | | | | | | | | |
| Total | <u>£196,444.50</u> | | | | | | | | | | | | | | | | | |
| Contract | £41,679.62 | | | | | | | | | | | | | | | | | |
| Allowances | £2,000.00 | | | | | | | | | | | | | | | | | |
| Fees | <u>£3,750.00</u> | | | | | | | | | | | | | | | | | |
| Total | <u>£47,429.62</u> | | | | | | | | | | | | | | | | | |
| FUNDING SOURCE | Housing Revenue Account | Capital Plan 2020-25, Building Strong Communities – Housing HRA, Free from Serious Disrepair (Roofs) | | | | | | | | | | | | | | | | |
| BUDGET PROVISION & PHASING | 2020/2023 £196,444.50 | 2020/2021 £47,429.62 | | | | | | | | | | | | | | | | |
| ADDITIONAL FUNDING | None | None | | | | | | | | | | | | | | | | |
| REVENUE IMPLICATIONS | None | None | | | | | | | | | | | | | | | | |
| POLICY IMPLICATIONS | None | None | | | | | | | | | | | | | | | | |
| TENDERS | <p>The project was procured using the Telecare Framework via Procurement for Housing (Scotland) and a compliant offer was received from</p> <table> <thead> <tr> <th><u>Contractor</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Legrand Electrical Ltd (Tynetec)</td> <td>£140,317.50</td> </tr> </tbody> </table> | <u>Contractor</u> | <u>Tender</u> | Legrand Electrical Ltd (Tynetec) | £140,317.50 | <p>Negotiated contract.</p> <table> <thead> <tr> <th><u>Contractor</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td>£41,679.62</td> </tr> </tbody> </table> | <u>Contractor</u> | <u>Tender</u> | Construction Services | £41,679.62 | | | | | | | | |
| <u>Contractor</u> | <u>Tender</u> | | | | | | | | | | | | | | | | | |
| Legrand Electrical Ltd (Tynetec) | £140,317.50 | | | | | | | | | | | | | | | | | |
| <u>Contractor</u> | <u>Tender</u> | | | | | | | | | | | | | | | | | |
| Construction Services | £41,679.62 | | | | | | | | | | | | | | | | | |
| RECOMMENDATION | Acceptance of Offer from Legrand Electrical Ltd (Tynetec) | Acceptance of offer. | | | | | | | | | | | | | | | | |
| ALLOWANCES | <table> <tr> <td>Professional Services</td> <td>£14,032.00</td> </tr> <tr> <td>Other Allowances (Contingencies)</td> <td><u>£42,095.00</u></td> </tr> <tr> <td>Total</td> <td><u>£56,127.00</u></td> </tr> </table> | Professional Services | £14,032.00 | Other Allowances (Contingencies) | <u>£42,095.00</u> | Total | <u>£56,127.00</u> | <table> <tr> <td>Professional Services</td> <td>£3,750.00</td> </tr> <tr> <td>Other Allowances</td> <td><u>£2,000.00</u></td> </tr> <tr> <td>Total</td> <td><u>£5,750.00</u></td> </tr> </table> | Professional Services | £3,750.00 | Other Allowances | <u>£2,000.00</u> | Total | <u>£5,750.00</u> | | | | |
| Professional Services | £14,032.00 | | | | | | | | | | | | | | | | | |
| Other Allowances (Contingencies) | <u>£42,095.00</u> | | | | | | | | | | | | | | | | | |
| Total | <u>£56,127.00</u> | | | | | | | | | | | | | | | | | |
| Professional Services | £3,750.00 | | | | | | | | | | | | | | | | | |
| Other Allowances | <u>£2,000.00</u> | | | | | | | | | | | | | | | | | |
| Total | <u>£5,750.00</u> | | | | | | | | | | | | | | | | | |
| SUB-CONTRACTORS | | A&J Maintenance Support - Scaffolding John Ross Home Solutions - TV Aerials | | | | | | | | | | | | | | | | |
| BACKGROUND PAPERS | None | None | | | | | | | | | | | | | | | | |

| CLIENT | NEIGHBOURHOOD SERVICES | NEIGHBOURHOOD SERVICES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---------------|----------------------|-------------|-------------|-------------|------------|-------------|--------------------|-------------|---------------------|-----------|-----------------------|-----------|---|--------------------|---------------|---------------------|------------|---------------|-----------|----------------------|-----------|-----------------------|-----------|------------------|-----------|------------|-----------|
| PROJECT NUMBER PROJECT PROJECT INFORMATION | P19736 219-245 Blackness Road Tenement Block Demolition Demolition of buildings including basements, foundations, stairwells and hardstanding. Making good the mid-gable wall and the installation of external wall insulation. Diversion of services to clear the site for future development. | P19723 Controlled Entry Door Reversals Project Reversal of external ground floor door to open outwards at 22-50 Strathcarron Place, 48-64 Spey Drive, 235-263 Thurso Crescent, 30 Balmerino Road and 19 Caird Avenue. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ESTIMATED START AND COMPLETION DATES | Start: November 2020 Complete June 2021 | Start: December 2020 Complete March 2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL COST | Contract £242,428.10 Non Contract Allowances £101,766.85 Fees £39,240.00 Total <u>£383,434.95</u> | Contract £50,203.80 Non Contract Allowances £5,000.00 Fees <u>£7,500.00</u> Total <u>£62,703.80</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNDING SOURCE | Capital Plan 2020-25, Building Stronger Communities, Housing HRA Element, Demolitions. | Capital Plan 2020-25, Building Stronger Communities, Housing HRA Element, Health, Safety & Secure | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUDGET PROVISION & PHASING | 2020/2021 £191,717.48 2021/2022 <u>£191,717.47</u> <u>£383,434.95</u> | 2020/2021 £62,703.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADDITIONAL FUNDING | None | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVENUE IMPLICATIONS | None | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POLICY IMPLICATIONS | None | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TENDERS | Tenders were invited from 6 Contractors on the City Engineers Demolition Framework and the following tenders were received: <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Gowrie Contracts Ltd</td> <td>£242,428.10</td> </tr> <tr> <td>Safedem Ltd</td> <td>£299,992.00</td> </tr> <tr> <td>Dem-master</td> <td>£320,780.00</td> </tr> <tr> <td>Central Demolition</td> <td>£438,316.00</td> </tr> <tr> <td>Dundee Plant Co Ltd</td> <td>No return</td> </tr> <tr> <td>Reigart Contracts Ltd</td> <td>No return</td> </tr> </tbody> </table> | <u>Contractors</u> | <u>Tender</u> | Gowrie Contracts Ltd | £242,428.10 | Safedem Ltd | £299,992.00 | Dem-master | £320,780.00 | Central Demolition | £438,316.00 | Dundee Plant Co Ltd | No return | Reigart Contracts Ltd | No return | Tenders were invited from 6 Contractors on the City Engineers Civil Engineering Framework and the following tenders were received: <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Dundee Plant Co Ltd</td> <td>£50,203.80</td> </tr> <tr> <td>T&N Gilmartin</td> <td>No Return</td> </tr> <tr> <td>Breedon Northern Ltd</td> <td>No Return</td> </tr> <tr> <td>Morrison Construction</td> <td>No Return</td> </tr> <tr> <td>Delson Contracts</td> <td>No Return</td> </tr> <tr> <td>Kilmac Ltd</td> <td>No Return</td> </tr> </tbody> </table> | <u>Contractors</u> | <u>Tender</u> | Dundee Plant Co Ltd | £50,203.80 | T&N Gilmartin | No Return | Breedon Northern Ltd | No Return | Morrison Construction | No Return | Delson Contracts | No Return | Kilmac Ltd | No Return |
| <u>Contractors</u> | <u>Tender</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gowrie Contracts Ltd | £242,428.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Safedem Ltd | £299,992.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dem-master | £320,780.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Central Demolition | £438,316.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dundee Plant Co Ltd | No return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reigart Contracts Ltd | No return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Contractors</u> | <u>Tender</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dundee Plant Co Ltd | £50,203.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| T&N Gilmartin | No Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Breedon Northern Ltd | No Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Morrison Construction | No Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Delson Contracts | No Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kilmac Ltd | No Return | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RECOMMENDATION | To accept the lowest Tender from Gowrie Contracts Ltd | To accept the Tender from Dundee Plant Ltd | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALLOWANCES | Engineers Professional fees £32,740.00 CDM Principal Designer fees £2,500.00 Architect Professional fees (External Wall Insulation) £4,000.00 Asbestos Survey £5,049.00 Bat Survey £1,928.63 Topographical Survey £725.00 Building intrusive investigations (ECS) £2,000.00 General contingencies £36,364.22 Post Demolition Contingencies £13,700.00 Public Utilities <u>£42,000.00</u> Total <u>£141,006.85</u> | Engineers Professional fees £6,500.00 CDM Principal Designer fees £1,000.00 General contingencies <u>£5,000.00</u> Total <u>£12,500.00</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUB-CONTRACTORS | None | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BACKGROUND PAPERS | None | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| CLIENT | NEIGHBOURHOOD SERVICES | |
| PROJECT NUMBER PROJECT PROJECT INFORMATION ESTIMATED START AND COMPLETION DATES | P19743 Mains Church Boundary Wall Restoration Restoration of a section of boundary wall. Start: February 2021 Complete March 2021 | |
| TOTAL COST | Contract Non Contract Allowances Fees Total | £12,881.74 £1,250.00 <u>£3,500.00</u> <u>£17,631.74</u> |
| FUNDING SOURCE | Capital Plan 2020-25, Environmental Improvements, Parks and Open Spaces | |
| BUDGET PROVISION & PHASING | 2020/2021 | <u>£17,631.74</u> |
| ADDITIONAL FUNDING | None | £17,631.74 |
| REVENUE IMPLICATIONS | None | |
| POLICY IMPLICATIONS | None | |
| TENDERS | Negotiated Contract. | |
| | <u>Contractors</u> | <u>Tender</u> |
| | Construction Services | £12,881,74 |
| RECOMMENDATION | To accept the Tender from Construction Services | |
| ALLOWANCES | Engineers Professional fees CDM Principal Designer fees General contingencies Total | £3,000.00 £500.00 <u>£1,250.00</u> <u>£4,750.00</u> |
| SUB-CONTRACTORS | None | |
| BACKGROUND PAPERS | None | |