

ITEM No ...5.....

REPORT TO: FAIR WORK, ECONOMIC GROWTH AND INFRASTRUCTURE COMMITTEE – 22 APRIL 2024

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 91-2024

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.

Architects Projects - Reference and Description	Contractor
23-6005 St Marys Roof Coverings – Phase 3	Construction Services
23-6011 St Ninians PS – Replacement Doors & Windows	Construction Services
20-044 Caird Hall – Upgrade Fire Alarm, Emergency Lighting and PAVA Systems	EW Edwardson Ltd
13-1205 Various Properties – Water Hygiene Monitoring Lot 1	Dalkia Ltd
13-1199 Various Properties – Inspection, Testing, Service and Maintenance of Air Handling and Air Conditioning Systems	Lovats Group
Various Properties – Inspection, Testing, Service and Maintenance of Fire and Smoke Dampers	Lovats Group
DCC Data Cabling Framework	TBC
23-6004 Craigiebarns Primary School - Replacement Flat Roof Coverings Phase 3	Construction Services
23-6006 St Pius RC Primary School - New Metal Roof Coverings	Construction Services
23-6001 - Barnhill Primary School Partial Rewire Phase 3 Tender Submission	Robertson Construction Tayside Ltd

Engineers Projects - Reference and Description	Contractor
R3247 Change Centre Dundee, Cycling Storage Facility	TN Gilmartin Ltd

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.

- 4.2 Where the Council utilise a national or local framework to procure construction and engineering works, all tenderers that have been assigned to the relevant framework have previously been assessed on a qualitative and cost basis, ensuring a highly competitive benchmark is set for the framework supply chain.

5 POLICY IMPLICATIONS

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 None.

Neil Martin
Head of Design and Property

Robin Presswood
Executive Director of City Development

NM/KM

2 April 2024

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	St Marys Primary School – Replacement Roof Coverings – Phase 3	
PROJECT NUMBER	23-6005	
PROJECT INFORMATION	The works comprise Phase 3 of the replacement of existing mineral felt Flat Roof Coverings at St Marys Primary School.	
ESTIMATED START AND COMPLETION DATES	July 2024 September 2024	
TOTAL COST	Contract	£189,880.07
	Non contract allowances	£10,000.00
	Fees	<u>£31,800.37</u>
	Total	<u>£231,680.44</u>
FUNDING SOURCE	Capital Plan 2024-29 – Design a Modern Council – Property Lifecycle Development Programme - Roof Replacement/Improvement Programme	
BUDGET PROVISION & PHASING	2023/2024	£9,306.60
	2024/2025	£222,373.84
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£189,880.07
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	Roofing – The Roof Company (EDINBURGH) Scaffold – IAS Dundee Ltd (DUNDEE)	
BACKGROUND PAPERS	None.	

PROJECT	St Ninians Primary School – Replacement Windows and Doors	
PROJECT NUMBER	23-6011	
PROJECT INFORMATION	The works comprise the final phase for installation of new external windows and doors at St Ninians Primary School.	
ESTIMATED START AND COMPLETION DATES	July 2024 August 2024	
TOTAL COST	Contract	£83,632.71
	Non contract allowances	£7,000.00
	Fees	<u>£14,323.85</u>
	Total	<u>£104,956.56</u>
FUNDING SOURCE	Capital Plan 2024-29 - Design a Modern Council – Property Lifecycle Development Programme - Window Replacement	
BUDGET PROVISION & PHASING	2023/2024	£4,910.35
	2024/2025	£100,046.21
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Tender Amount
	Construction Services	£83,632.71
RECOMMENDATION	To approve the tender from Construction Services	
SUB-CONTRACTORS	Windows, Doors and Screens – Sidey Solutions (Perth) Window Blinds – Goldcrest Furnishings Ltd (Wishaw) Chlorination – Phoenix Commissioning Services Ltd (Glasgow) Barrier Matting – Noble and Bradford (Dundee)	
BACKGROUND PAPERS	None.	

PROJECT	Caird Hall – Upgrade of Fire Alarm, Emergency Lighting and PAVA Systems				
PROJECT NUMBER	20-044				
PROJECT INFORMATION	The works comprise the upgrade and extension of the existing fire alarm system to provide L1 coverage, the installation of a new public address and voice evacuation system and the installation of new emergency lighting to comply with current standards.				
ESTIMATED START AND COMPLETION DATES	August 2024 May/June 2025				
TOTAL COST	Contract				£629,516.31
	Non-contract allowances				£40,000.00
	Fees				£100,000.00
	Total				<u>£769,516.31</u>
FUNDING SOURCE	Capital Plan 2024-29 – Design a Modern Council – Property Lifecycle Development Programme - Lifecycle Improvements				
BUDGET PROVISION & PHASING	2022/2023				£13,421.40
	2023/2024				£53,160.05
	2024/2025				£492,057.40
	2025/2026				£210,877.46
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS					
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	EW Edwardson Ltd, Glenrothes	£629,516.31		1	1
	John G Mackintosh Ltd, Perth	£747,346.81		2	2
RECOMMENDATION	To approve the tender from EW Edwardson Ltd				
SUB-CONTRACTORS	ICFS, Dundee – Fire Alarm and PAVA				
BACKGROUND PAPERS	None				

PROJECT	Various Properties – Water Hygiene Monitoring (Lot 1) – Waiver to extend the existing contract for 1 year	
PROJECT NUMBER	13-1205	
PROJECT INFORMATION	The works comprise the continuation of the provision of a Water Hygiene monitoring programme to 140 properties	
ESTIMATED START AND COMPLETION DATES	May 2024 April 2025	
TOTAL COST	Contract (Estimated) Non Contract Allowances Fees Total	£75,000.00 £0.00 <u>£3,750.00</u> <u>£78,750.00</u>
FUNDING SOURCE	Revenue – Property Health and Safety	
BUDGET PROVISION & PHASING	2024/2025 2025/2026	£68,750.00 £10,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project Contractor Dalkia Ltd, Glasgow	Estimated Amount £75,000.00
RECOMMENDATION	To approve the waiver to award the extended contract	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Various Properties – Inspection, Testing, Service and Maintenance of Air Handling and Air Conditioning Systems – Waiver to extend the existing contract for 1 year	
PROJECT NUMBER	13-1199	
PROJECT INFORMATION	The works comprise the continuation of the contract for Inspection, Testing, Service and Maintenance of Air Handling and Air Conditioning Units to 90 properties	
ESTIMATED START AND COMPLETION DATES	May 2024 April 2025	
TOTAL COST	Contract (Estimated) Non Contract Allowances Fees Total	£70,000.00 £0.00 <u>£3,500.00</u> <u>£73,500.00</u>
FUNDING SOURCE	Revenue – Property Health and Safety	
BUDGET PROVISION & PHASING	2024/2025 2025/2026	£63,500.00 £10,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project Contractor Lovats Group, Kirkcaldy	Estimated Amount £70,000.00
RECOMMENDATION	To approve the waiver to award the extended contract	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Various Properties – Inspection, Testing, Service and Maintenance of Fire and Smoke Dampers – Waiver to direct award contract to ensure compliance with current legislation	
PROJECT NUMBER		
PROJECT INFORMATION	The works comprise Inspection, Testing, Service and Maintenance of Fire and Smoke Dampers to 18 properties	
ESTIMATED START AND COMPLETION DATES	May 2024 September 2025	
TOTAL COST	Contract (Estimated) Non Contract Allowances Fees Total	£60,000.00 £0.00 <u>£3,000.00</u> <u>£63,000.00</u>
FUNDING SOURCE	Revenue – Property Health and Safety	
BUDGET PROVISION & PHASING	2024/2025 2025/2026	£55,000.00 £8,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project Contractor Lovats Group, Kirkcaldy	Estimated Amount £60,000.00
RECOMMENDATION	To approve the waiver for an 18-month contract	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	DCC Framework for Supply and Installation of Data Cabling - Waiver to extend existing contract for 5 months	
PROJECT NUMBER	N/A	
PROJECT INFORMATION	Existing DCC Framework for the supply and installation of data cabling – call offs as and when required by various departments. Contract to be extended to complete final phases of Wi-Fi installations in schools, for continuity of delivery.	
ESTIMATED START AND COMPLETION DATES	From April 2024 To September 2024	
TOTAL COST	Contract (Estimated) Non-contract Allowances Fees Total	£70,000.00 £2,000.00 <u>£8,000.00</u> <u>£80,000.00</u>
FUNDING SOURCE	Capital Plan 2024-2029 – Design a Modern Council – Purchase Computer Equipment – Purchase of Education Computers	
BUDGET PROVISION & PHASING	2024/2205	£80,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project Contractor TBC from framework	Estimated Contract Amount £70,000.00
RECOMMENDATION	To approve the waiver to extend the current framework	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Craigiebarns Primary School - Replacement Flat Roof Coverings Phase 3	
PROJECT NUMBER	23-6004	
PROJECT INFORMATION	The works comprise the removal of the existing built-up mineral felt flat roof coverings, timber deck repairs where necessary and replacement with a new built-up warm roof system, including all detailing, to complete the final phase above the Infant Classroom block.	
ESTIMATED START AND COMPLETION DATES	Start - July 2024 Completion - August 2024	
TOTAL COST	Contract (Construction Services)	£152,428.63
	Non-contract Allowances	£1,000
	Professional Services	£23,300
	Total	<u>£176,728.63</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Design a Modern Council - Property Lifecycle Development Programme - Roof Replacement/Improvement Programme	
BUDGET PROVISION & PHASING	2023/2024	£1,687.25
	2024/2025	£175,041.38
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project	
	Contractor	Estimated Contract Amount
	Construction Services	£152,428.63
RECOMMENDATION	To accept the tender from Construction Services.	
SUB-CONTRACTORS	BBS Structural Glazing Ltd, Wolverhampton – Rooflights IAS Dundee Ltd, Dundee – Scaffolding Scan Building Services Ltd, Dundee – Ventilation	
BACKGROUND PAPERS	None.	

PROJECT	St Pius RC Primary School - New Metal Roof Coverings	
PROJECT NUMBER	23-6006	
PROJECT INFORMATION	The works comprise the new overlay of existing metal pitched roof coverings, including associated replacement fascias, rainwater pipes and flashings over the Assembly Hall and Stage areas.	
ESTIMATED START AND COMPLETION DATES	Start – July 2024 Completion – August 2024	
TOTAL COST	Contract (Construction Services) Non-contract Allowances Professional Services Total	£122,121.43 £2,000.00 <u>£18,700.00</u> <u>£142,821.43</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Design a Modern Council - Property Lifecycle Development Programme - Roof Replacement/Improvement Programme	
BUDGET PROVISION & PHASING	2023/2024 2024/2205	£6,564.80 £136,256.63
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated project Contractor Construction Services	Estimated Contract Amount £122,121.43
RECOMMENDATION	To accept the tender from Construction Services.	
SUB-CONTRACTORS	Northern Tectonics Ltd, Forfar - Metal Roofing Works IAS Dundee Ltd, Dundee - Scaffolding North SV, Glasgow - IT Alterations John Ross Smart Home Solutions, Dundee – TV Aerial Works	
BACKGROUND PAPERS	None.	

PROJECT	Barnhill Primary School Partial Rewire Phase 3 Tender Submission	
PROJECT NUMBER	23-6001	
PROJECT INFORMATION	Third phase of Barhill Primary School rewire, including lighting, small power and upgrading fire alarm to L2 system.	
ESTIMATED START AND COMPLETION DATES	Start - July 2024 Completion – August 2024	
TOTAL COST	Contract	£310,774.32
	Non contract allowances	£40,000.00
	Fees	£52,616.10
	Total	<u>£403,390.42</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Design a Modern Council - Property Lifecycle Development Programme – Lifecycle Improvements	
BUDGET PROVISION & PHASING	2023/2024	£14,817.20
	2024/2025	£388,573.22
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Direct award through MPF2 – Places for People Procurement Hub Framework	
	Contractor	Submitted Tender
	Robertsons Construction Tayside Ltd	£310,774.32
RECOMMENDATION	To accept the tender from Robertsons Construction Tayside Ltd.	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

PROJECT	Change Centre Dundee, Cycling Storage Facility			
PROJECT NUMBER	R3247			
PROJECT INFORMATION	The Change Centre, Dundee, along with various groups, has identified the need for cycle storage facilities. The Centre currently has no facility of this kind or offer such storage capacity. Through the Active Travel Project and Sustrans Embedded Officers, a successful application for funding was made to Cycling Scotland. This project will deliver two storage containers within the footprint of the Centre's land take.			
ESTIMATED START AND COMPLETION DATES	Start - July 2024 Completion - August 2024			
TOTAL COST	Contract		£25,000.00	
	Non-contract Allowances		£2,500.00	
	Fees		£5,000.00	
	Total		<u>£32,500.00</u>	
FUNDING SOURCE	Capital Plan 2024-2029 – Tackle Climate Change and Reach Net Zero Carbon Emissions by 2024 – Transport & Infrastructure – Change Centre Dundee (Cycling Scotland Cycle Friendly Fund)		£22,000	
	Capital Plan 2024-2029 – Tackle Climate Change and Reach Net Zero Carbon Emissions by 2024 – Cycling, Walking and Safer Streets – Encourage Cycling		£10,500	
BUDGET PROVISION & PHASING	2024-2025			
ADDITIONAL FUNDING	None.			
REVENUE IMPLICATIONS	None.			
POLICY IMPLICATIONS	There are no major issues.			
TENDERS	The Tenderers have been chosen through a competitive selection procedure, Mini-competition Quick Quote method.			
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking
	TN Gilmartin Ltd	£25,000	-	2
	SDB Contracts Ltd	£24,099	-	3
	Kilmac Ltd	£34,600	-	1
				Cost/Quality Ranking
				1
				2
				3
RECOMMENDATION	To accept the tender with highest overall ranking score for cost and quality from TN Gilmartin Ltd (Cupar, Fife).			
SUB-CONTRACTORS	None.			
BACKGROUND PAPERS	None.			