

ITEM No ...11.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 10 MAY 2021
REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 145-2021

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 |
|---|---------------------------------|
| 19-6029 - Mill O'Mains Primary School Community Extension | Willmott Dixon Construction Ltd |
| 19-6026 - Craigiebarns PS - Roof over infants area | Dundee Construction Services |
| 20-6002 - St Peter & Pauls - Pupil Toilets | Dundee Construction Services |
| 18-6043 - Ancrum PS - Fire Alarm | Dundee Construction Services |
| 18-6044 - Ardler PS - Fire Alarm | Dundee Construction Services |
| 18-6045 - St Fergus PS - Fire Alarm | Dundee Construction Services |
| 18-6046 - St Pius PS - Fire Alarm | Dundee Construction Services |

| Property Project - Reference and Description | Contractor |
|---|---|
| 19-1086 - Climate Action – Property Energy Conservation Programme 2020/2021 | Vital Energi Utilities Ltd., Blackburn |

| Engineers Projects - Reference and Description | Contractor |
|--|----------------------|
| P22931 – Riverside Drive – Network Rail Emergency Drainage Works | Delson Contracts 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.

5 BACKGROUND PAPERS

5.1 Detailed information relating to the tenders is included on the attached appendix. 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.

6 POLICY IMPLICATIONS

6.1 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.

7 CONSULTATIONS

7.1 The Council Management Team were consulted in the preparation of this report.

Neil Martin
Head of Design and Property

Robin Presswood
Executive Director of City Development

NM/CM/KAS

22 April 2021

Dundee City Council
Dundee House
Dundee

APPENDIX 1

| | | |
|---|--|-----------------------------|
| PROJECT | Mill O Mains Primary School – Community Extension | |
| PROJECT NUMBER | 19-6029 | |
| PROJECT INFORMATION | Construction of a new community extension (380m ²), including two linked multi-purpose rooms, alterations to form new entrance and multi-purpose space, new toilets, out of hours access to the refurbish assembly/gym, stage and changing facilities. For economies of scale brought-forward planned works include kitchen/dining area, renewal of roof coverings to various areas, and renewal of boilers, ventilation plant and other services to the school and new community hub. | |
| ESTIMATED START AND COMPLETION DATES | May 2021 February 2022 | |
| TOTAL COST | Contract | £2,569,506.07 |
| | Non contract allowances | £258,000.00 |
| | Fees | £437,000.00 |
| | Total | <u>£3,264,506.07</u> |
| FUNDING SOURCE | Capital Plan 2021-2026 | |
| | Building Stronger Communities | £1,750,000.00 |
| | Service Provision – Property Development and Improvements Programme | £1,514,506.07 |
| BUDGET PROVISION & PHASING | 2019/2020 | £123,187.82 |
| | 2020/2021 | £251,344.73 |
| | 2021/2022 | £2,839,973.52 |
| | 2022/2023 | £50,000.00 |
| ADDITIONAL FUNDING | None. | |
| REVENUE IMPLICATIONS | None. | |
| POLICY IMPLICATIONS | There are no major issues. | |
| TENDERS | Procurement Hub Framework: | |
| | Contractor | Submitted Tender |
| | Willmott Dixon Construction Ltd | £2,569,506.07 |
| RECOMMENDATION | To accept the offer from Willmott Dixon Construction Ltd. | |
| SUB-CONTRACTORS | Robertson Construction Tayside Ltd delivering works on behalf of Willmott Dixon Construction Ltd | |
| BACKGROUND PAPERS | None. | |

| PROJECT | Craigiebarns PS - Roof over infants area | | | | | |
|---|--|--------------------|--------------------|-------------------------|------------------------------|-------------|
| PROJECT NUMBER | 19-6026 | | | | | |
| PROJECT INFORMATION | The works comprise the replacement of existing mineral felt flat roof coverings above Infant Classroom block. | | | | | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | | | | | |
| TOTAL COST | Contract | £247,096.07 | | | | |
| | Fees | <u>£42,000.00</u> | | | | |
| | Total | <u>£289,096.07</u> | | | | |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Roof Replacement/Improvement Programme | | | | | |
| BUDGET PROVISION & PHASING | 2019/2020 | £11,400.00 | | | | |
| | 2021/2022 | £277,696.07 | | | | |
| ADDITIONAL FUNDING | N/A | | | | | |
| REVENUE IMPLICATIONS | None | | | | | |
| POLICY IMPLICATIONS | There are no major issues | | | | | |
| TENDERS | Negotiated contract. <table> <thead> <tr> <th>Contractors</th> <th>Submitted Tender</th> </tr> </thead> <tbody> <tr> <td>Dundee Construction Services</td> <td>£247,096.07</td> </tr> </tbody> </table> | | Contractors | Submitted Tender | Dundee Construction Services | £247,096.07 |
| Contractors | Submitted Tender | | | | | |
| Dundee Construction Services | £247,096.07 | | | | | |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | | | | | |
| SUB-CONTRACTORS | Ventilation - Scan Building Services Ltd Rooflights - BBS Structural Glazing Ltd | | | | | |
| BACKGROUND PAPERS | None | | | | | |

| PROJECT | St Peter & Pauls PS – Refurbishment of Pupil Toilets to Annexe Block | | | | | |
|--------------------------------------|--|---|--------------------|-------------------------|------------------------------|-------------|
| PROJECT NUMBER | 20-6002 | | | | | |
| PROJECT INFORMATION | Complete refurbishment of existing pupil's toilets to the Annexe Block to increase capacity and provision. | | | | | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | | | | | |
| TOTAL COST | Contract Non contract allowances Fees Total | £104,547.51 £1,800.00 <u>£17,600.00</u> <u>£123,947.51</u> | | | | |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Toilet Upgrades | | | | | |
| BUDGET PROVISION & PHASING | 2020/2021 2021/2022 | £772.00 £123,175.51 | | | | |
| ADDITIONAL FUNDING | N/A | | | | | |
| REVENUE IMPLICATIONS | None | | | | | |
| POLICY IMPLICATIONS | There are no major issues | | | | | |
| TENDERS | Negotiated contract. <table> <thead> <tr> <th>Contractors</th> <th>Submitted Tender</th> </tr> </thead> <tbody> <tr> <td>Dundee Construction Services</td> <td>£104,547.51</td> </tr> </tbody> </table> | | Contractors | Submitted Tender | Dundee Construction Services | £104,547.51 |
| Contractors | Submitted Tender | | | | | |
| Dundee Construction Services | £104,547.51 | | | | | |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | | | | | |
| SUB-CONTRACTORS | Flooring – Matrix Fire Alarm – WRB Fire and Security | | | | | |
| BACKGROUND PAPERS | None | | | | | |

| | | |
|---|---|-------------------------|
| PROJECT | Ancrum PS - Fire Alarm | |
| PROJECT NUMBER | 18-6043 | |
| PROJECT INFORMATION | Replacement of existing hardwired fire alarm with updated fully compliant wireless Fire Alarm System. | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | |
| TOTAL COST | Contract | £46,314.56 |
| | Non contract allowances | £2,000.00 |
| | Fees | £7,800.00 |
| | Total | £56,114.56 |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Lifecycle Property Improvements | |
| BUDGET PROVISION & PHASING | 2019/2020 | £1,301.00 |
| | 2020/2021 | £490.00 |
| | 2021/2022 | £54,323.56 |
| ADDITIONAL FUNDING | N/A | |
| REVENUE IMPLICATIONS | None | |
| POLICY IMPLICATIONS | There are no major issues | |
| TENDERS | Negotiated contract. | |
| | Contractors | Submitted Tender |
| | Dundee Construction Services | £46,314.56 |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | |
| SUB-CONTRACTORS | Fire Alarm - ADT | |
| BACKGROUND PAPERS | None | |

| | | |
|--------------------------------------|---|-------------------------|
| PROJECT | Ardler PS - Fire Alarm | |
| PROJECT NUMBER | 18-6044 | |
| PROJECT INFORMATION | Replacement of existing hardwired fire alarm with updated fully compliant wireless Fire Alarm System. | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | |
| TOTAL COST | Contract | £60,205.61 |
| | Non contract allowances | £1,500.00 |
| | Fees | £10,200.00 |
| | Total | <u>£71,905.61</u> |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Lifecycle Property Improvements | |
| BUDGET PROVISION & PHASING | 2019/2020 | £1,389.50 |
| | 2020/2021 | £3,583.12 |
| | 2021/2022 | £66,932.99 |
| ADDITIONAL FUNDING | N/A | |
| REVENUE IMPLICATIONS | None | |
| POLICY IMPLICATIONS | There are no major issues | |
| TENDERS | Negotiated contract. | |
| | Contractors | Submitted Tender |
| | Dundee Construction Services | £60,205.61 |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | |
| SUB-CONTRACTORS | Fire Alarm - ADT | |
| BACKGROUND PAPERS | None | |

| | | |
|---|---|-------------------------|
| PROJECT | St Fergus PS - Fire Alarm | |
| PROJECT NUMBER | 18-6045 | |
| PROJECT INFORMATION | Replacement of existing hardwired fire alarm with updated fully compliant wireless Fire Alarm System. | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | |
| TOTAL COST | Contract | £58,825.66 |
| | Non contract allowances | £1,000.00 |
| | Fees | £10,000.00 |
| | Total | £69,825.66 |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Lifecycle Property Improvements | |
| BUDGET PROVISION & PHASING | 2019/2020 | £1,002.00 |
| | 2020/2021 | £814.62 |
| | 2021/2022 | £68,009.04 |
| ADDITIONAL FUNDING | N/A | |
| REVENUE IMPLICATIONS | None | |
| POLICY IMPLICATIONS | There are no major issues | |
| TENDERS | Negotiated contract. | |
| | Contractors | Submitted Tender |
| | Dundee Construction Services | £58,825.66 |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | |
| SUB-CONTRACTORS | Fire Alarm - ADT | |
| BACKGROUND PAPERS | None | |

| | | |
|---|---|-------------------------|
| PROJECT | St Pius PS - Fire Alarm | |
| PROJECT NUMBER | 18-6046 | |
| PROJECT INFORMATION | Replacement of existing hardwired fire alarm with updated fully compliant wireless Fire Alarm System. | |
| ESTIMATED START AND COMPLETION DATES | June 2021 August 2021 | |
| TOTAL COST | Contract | £38,723.10 |
| | Non contract allowances | £1,000.00 |
| | Fees | <u>£6,600.00</u> |
| | Total | <u>£46,323.10</u> |
| FUNDING SOURCE | Capital Plan 2021-2026 Capital Service Provision – Lifecycle Property Improvements | |
| BUDGET PROVISION & PHASING | 2019/2020 | £629.00 |
| | 2020/2021 | £3,583.12 |
| | 2021/2022 | £42,110.98 |
| ADDITIONAL FUNDING | N/A | |
| REVENUE IMPLICATIONS | None | |
| POLICY IMPLICATIONS | There are no major issues | |
| TENDERS | Negotiated contract. | |
| | Contractors | Submitted Tender |
| | Dundee Construction Services | £38,723.10 |
| RECOMMENDATION | To accept the offer from Dundee Construction Services | |
| SUB-CONTRACTORS | Fire Alarm - ADT | |
| BACKGROUND PAPERS | None | |

| PROJECT | Climate Action – Property Energy Conservation Programme 2020/2021 | | | | | | | | | | | | | | |
|--|---|-------------------------|------------------------|-----------------------------|--|--------------------|-------------------------|-------------------------|------------------------|-----------------------------|--|------------|---|---|---|
| PROJECT NUMBER | 19-1086 | | | | | | | | | | | | | | |
| PROJECT INFORMATION | The work comprises the detail specialist investigation and the preparation of an Investment Grade Proposal for the installation of energy conservation measures in 24 properties. | | | | | | | | | | | | | | |
| ESTIMATED START AND COMPLETION DATES | May 2021 August 2021 | | | | | | | | | | | | | | |
| TOTAL COST | Non Domestic Energy Efficiency Works | | | £16,773.00 | | | | | | | | | | | |
| | Allowances | | | <u>£1,677.00</u> | | | | | | | | | | | |
| | Total | | | <u>£18,450.00</u> | | | | | | | | | | | |
| FUNDING SOURCE | Revenue Budget 2021/2022 | | | | | | | | | | | | | | |
| BUDGET PROVISION & PHASING | 2021/2022 | | | £18,450.00 | | | | | | | | | | | |
| ADDITIONAL FUNDING | None. | | | | | | | | | | | | | | |
| REVENUE IMPLICATIONS | None. | | | | | | | | | | | | | | |
| POLICY IMPLICATIONS | There are no major issues. | | | | | | | | | | | | | | |
| TENDERS | <p>The project was procured through the Public Contracts Scotland Portal using the Non Domestic Energy Efficiency Framework (NDEE). One compliant offer was received. Evaluation scores on a cost/quality basis as noted below.</p> <table border="1"> <thead> <tr> <th>Contractors</th> <th>Submitted Tender</th> <th>Corrected Tender</th> <th>Quality Ranking</th> <th>Cost/Quality Ranking</th> </tr> </thead> <tbody> <tr> <td>Vital Energi Utilities Ltd., Blackburn</td> <td>£16,773.00</td> <td>-</td> <td>1</td> <td>1</td> </tr> </tbody> </table> | | | | | Contractors | Submitted Tender | Corrected Tender | Quality Ranking | Cost/Quality Ranking | Vital Energi Utilities Ltd., Blackburn | £16,773.00 | - | 1 | 1 |
| Contractors | Submitted Tender | Corrected Tender | Quality Ranking | Cost/Quality Ranking | | | | | | | | | | | |
| Vital Energi Utilities Ltd., Blackburn | £16,773.00 | - | 1 | 1 | | | | | | | | | | | |
| RECOMMENDATION | Acceptance of the offer from Vital Energi. | | | | | | | | | | | | | | |
| SUB-CONTRACTORS | None. | | | | | | | | | | | | | | |
| BACKGROUND PAPERS | None. | | | | | | | | | | | | | | |

| PROJECT | Riverside Drive – Network Rail Emergency Drainage Works | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|--|-------------------------|------------------------|-----------------------------|--------------------|-------------------------|-------------------------|------------------------|-----------------------------|----------------------|------------|--|---|---|------------|------------|------------|---|---|------------------------|-------------|--|---|---|
| PROJECT NUMBER | P22931 | | | | | | | | | | | | | | | | | | | | | | | |
| PROJECT INFORMATION | A collapsed culverted watercourse adjacent to the rail track and within Council land resulted in flooding of the rail track in November 2020. A contractor from the Council's existing Civil Engineering Framework (Lot 5 Emergency Works) was appointed to assist with investigating the problem and provide temporary measures to reduce flood risk to the rail track. The work to date has included tree removal, the creation of an access track, and excavation work to enable drainage investigation, inspection and clearance work to be completed, and providing ongoing pumping measures. A permanent solution to reinstate the collapsed culverted watercourse and improve the drainage infrastructure within Council land will be completed in May following completion of work by Network Rail to improve their under track drainage. | | | | | | | | | | | | | | | | | | | | | | | |
| ESTIMATED START AND COMPLETION DATES | November 2020 June 2021 | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL COST | Emergency Drainage Works | | £120,121.95 | | | | | | | | | | | | | | | | | | | | | |
| | Permanent Drainage Works | | £44,797.00 | | | | | | | | | | | | | | | | | | | | | |
| | Non Contract Allowances | | £14,081.05 | | | | | | | | | | | | | | | | | | | | | |
| | Fees | | <u>£16,000.00</u> | | | | | | | | | | | | | | | | | | | | | |
| | Total | | £195,000.00 | | | | | | | | | | | | | | | | | | | | | |
| FUNDING SOURCE | Capital Plan Capital Plan 2021-2026 Service Provision – Property Development & Improvement Programme - Health & Safety Works | | | | | | | | | | | | | | | | | | | | | | | |
| BUDGET PROVISION & PHASING | 2020/2021 | | £115,345.00 | | | | | | | | | | | | | | | | | | | | | |
| | 2021/2022 | | £79,655.00 | | | | | | | | | | | | | | | | | | | | | |
| ADDITIONAL FUNDING | None | | | | | | | | | | | | | | | | | | | | | | | |
| REVENUE IMPLICATIONS | None | | | | | | | | | | | | | | | | | | | | | | | |
| POLICY IMPLICATIONS | There are no major issues. | | | | | | | | | | | | | | | | | | | | | | | |
| TENDERS | <p>Delson Contracts Ltd were appointed directly under the Councils Civil Engineering Framework (Lot 5 Emergency Works) to undertake the emergency drainage and on-going pumping works.</p> <p>For the permanent drainage works tenders were invited from 6 Contractors and the following tenders received:</p> <table border="1"> <thead> <tr> <th>Contractors</th> <th>Submitted Tender</th> <th>Corrected Tender</th> <th>Quality Ranking</th> <th>Cost/Quality Ranking</th> </tr> </thead> <tbody> <tr> <td>Delson Contracts Ltd</td> <td>£44,797.00</td> <td></td> <td>2</td> <td>1</td> </tr> <tr> <td>Kilmac Ltd</td> <td>£69,980.00</td> <td>£74,010.00</td> <td>3</td> <td>2</td> </tr> <tr> <td>Morrisons Construction</td> <td>£101,902.16</td> <td></td> <td>1</td> <td>3</td> </tr> </tbody> </table> | | | | Contractors | Submitted Tender | Corrected Tender | Quality Ranking | Cost/Quality Ranking | Delson Contracts Ltd | £44,797.00 | | 2 | 1 | Kilmac Ltd | £69,980.00 | £74,010.00 | 3 | 2 | Morrisons Construction | £101,902.16 | | 1 | 3 |
| Contractors | Submitted Tender | Corrected Tender | Quality Ranking | Cost/Quality Ranking | | | | | | | | | | | | | | | | | | | | |
| Delson Contracts Ltd | £44,797.00 | | 2 | 1 | | | | | | | | | | | | | | | | | | | | |
| Kilmac Ltd | £69,980.00 | £74,010.00 | 3 | 2 | | | | | | | | | | | | | | | | | | | | |
| Morrisons Construction | £101,902.16 | | 1 | 3 | | | | | | | | | | | | | | | | | | | | |
| RECOMMENDATION | To accept the tender with the highest ranking score for cost and quality from Delson Contracts Ltd | | | | | | | | | | | | | | | | | | | | | | | |
| SUB-CONTRACTORS | None. | | | | | | | | | | | | | | | | | | | | | | | |
| BACKGROUND PAPERS | None. | | | | | | | | | | | | | | | | | | | | | | | |

