

**ITEM No ...7.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 9 DECEMBER 2019  
**REPORT ON:** TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY  
**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT  
**REPORT NO:** 278-2019

**1 PURPOSE OF REPORT**

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

**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.

Engineers Projects

Project Reference	Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
P19646	Menzieshill Community Centre - Demolition	Dem-Master	£162,675.00	£79,722.52	£242,397.52
P19674	Coastal Wall Improvements Riverside Drive	Tayside Contracts	£310,858.00	£69,142.00	£380,000.00

Architects Projects

Project Reference	Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
18-010	Douglas Community Centre -Lift Replacement	Caltech Lifts Ltd, Dundee	£51,418.00	£9,638.22	£61,056.22
18-011	DCA Main Entrance Door Upgrade	Construction Services	£63,491.22	£11,000.00	£74,491.22
19-50613	Various Properties - Service, Maintenance and Cleaning of Boilers, CHP Units, Burners and Flues	Richard Irvin FM, Aberdeen	£153,748.15	£15,000.00	£168,748.15
16-2305	West Wing City Square - Property Rationalisation Works	Construction Services	£1,800,000.00	£1,255,000.00	£3,055,000.00
18-027	Dundee Ice Arena - Kitchen Canopy Alterations	Scan Building Services	£112,281.89	£20,000.00	£132,281.89

**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 were consulted in the preparation of this report.

**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

Robin Presswood  
Executive Director of City Development

NM/MP/CM

27 November 2019

Dundee City Council  
Dundee House  
Dundee

CLIENT		CITY DEVELOPMENT																									
PROJECT NUMBER PROJECT PROJECT INFORMATION	P19646 Menzieshill Community Centre – Demolition Demolition of surplus building including basements, foundations and hardstanding	P19674 Coastal Wall Improvements – Riverside Drive Provision of Coastal Wall Improvements along Riverside Drive. The works also include improvements to a section of the existing car park between Riverside Drive football pitches and Dundee Airport.																									
ESTIMATED START AND COMPLETION DATES	December 2019 May 2020	February 2020 June 2020																									
TOTAL COST	Contract £162,675.00 Non Contract Allowances £58,217.20 Fees <u>£21,505.32</u> Total £242,397.52	Contract £310,858.00 Non Contract Allowances £36,642.00 Fees <u>£32,500.00</u> Total £380,000.00																									
FUNDING SOURCE	Capital – Services Provision – Demolition of Properties and Remediation Works	Capital – Coastal Protection Works/Flood Risk Management																									
BUDGET PROVISION & PHASING	2019/2020 £72,719.26 2020/2121 £169,678.26	2019/20 - £85,000.00 2020/21 - £295,000.00																									
ADDITIONAL FUNDING	None	None																									
REVENUE IMPLICATIONS		None																									
POLICY IMPLICATIONS		To adopt sustainable practices in construction.																									
TENDERS	Tenders were invited from 6 contractors and the following tenders received:-  <table border="0"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Central Demolition</td> <td>£165,956.00</td> <td></td> </tr> <tr> <td>Dem-master</td> <td>£162,675.00</td> <td></td> </tr> <tr> <td>Dundee Plant Co Ltd</td> <td>£243,602.00</td> <td>£243,902.00</td> </tr> <tr> <td>Gowrie Contracts Ltd</td> <td>£228,244.00</td> <td></td> </tr> <tr> <td>Reigart Contracts Ltd</td> <td>£191,750.00</td> <td></td> </tr> <tr> <td>Safedem Ltd</td> <td>£199,991.00</td> <td></td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Central Demolition	£165,956.00		Dem-master	£162,675.00		Dundee Plant Co Ltd	£243,602.00	£243,902.00	Gowrie Contracts Ltd	£228,244.00		Reigart Contracts Ltd	£191,750.00		Safedem Ltd	£199,991.00		Negotiated Contract in accordance with the Council's Procurement procedures which provides best value  <table border="0"> <thead> <tr> <th><u>Tenderer</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Tayside Contracts</td> <td>£310,858.00</td> </tr> </tbody> </table>	<u>Tenderer</u>	<u>Tender</u>	Tayside Contracts	£310,858.00
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<u>Tenderer</u>	<u>Tender</u>																										
Tayside Contracts	£310,858.00																										
RECOMMENDATION	To accept the lowest tender from Dem-master	To accept the offer from Tayside Contracts																									
ALLOWANCES	Asbestos Survey £10,000.00 Bat Survey £7,000.00 Contingencies £21,217.20 Public Utilities £20,000.00 Professional Fees £19,838.36 CDM Principal Designer <u>£1,666.96</u> Total £79,722.52	Contingencies £36,642.00 Professional Fees £30,000.00 CDM Principal Designer <u>£2,500.00</u> Total £69,142.00																									
SUB-CONTRACTORS	None	None																									
BACKGROUND PAPERS	None	None																									

CLIENT	City Development	City Development
PROJECT NUMBER PROJECT PROJECT INFORMATION ESTIMATED START AND COMPLETION DATES	18-010 Douglas Community Centre – Lift Replacement  Renewal of the existing hydraulic passenger lift.  March 2020 March 2020	18-011 DCA Main Entrance Door Upgrade  The works comprise the installation of two air barrier fans, mounted above the main entrance and the Café entrance. Works include steel framing to support fan unit at main entrance, associated joinerwork, electrical work and decoration to affected areas.  February 2020 March 2020
TOTAL COST	Several Works Allowances Total	Several Works Allowances Total
	£51,418.00 <u>£9,638.22</u> <u>£61,056.22</u>	£63,491.22 <u>£11,000.00</u> <u>£74,491.22</u>
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital – Service Provision – Electrical Upgrades 2019/2020 None	Capital – Service Provision – DCA – General Upgrades 2019/2020 None
	£61,056.22	£74,491.22
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Framework for the service, maintenance and repair and installation of passage/goods lifts – LOT 2 Mini Competition.  <b><u>Tenderer</u></b>  Caltech Lifts Ltd, Dundee Consult Lift Services Ltd, Paisley	Negotiated contract:  <b><u>Tenderer</u></b>  Construction Services
	<b><u>Tender</u></b>  £51,418.00 £73,970.00	<b><u>Tender</u></b>  £63,491.22
	<b><u>Corrected Amount</u></b>  £51,418.00 £74,050.00	
RECOMMENDATION	To accept the lowest tender from Caltech Lifts Ltd, Dundee	To accept the offer from Construction Services
ALLOWANCES SUB-CONTRACTORS	Professional Services Other Allowances Total  None	Professional Services Total  Electrical Work - Alliance Electrical Forfar Coring - GT Diamond Drilling Services Ltd, Dundee Floor Finishes - Westend Flooring, Dundee Glazier - Logie Glazing & Building Services Ltd, Dundee
	£8,638.22 <u>£1,000.00</u> <u>£9,638.22</u>	£11,000.00 <u>£11,000.00</u>
BACKGROUND PAPERS	None	None

CLIENT	City Development																						
PROJECT NUMBER PROJECT	19-50613 Various Properties – Service, Maintenance and Cleaning of Boilers, CHP Units, Burners and Flues																						
PROJECT INFORMATION	The works comprise the servicing, cleaning and maintenance of boilers, CHP units, burners and flues to 165 properties over a 3 year term contract with the option to extend for one plus one years.																						
ESTIMATED START AND COMPLETION DATES	December 2019 December 2022																						
TOTAL COST	Servicing and Maintenance Works Allowances Total		£153,748.15 <u>£15,000.00</u> <u>£168,748.15</u>																				
FUNDING SOURCE	Revenue – Property Health and Safety																						
BUDGET PROVISION & PHASING	2019/2020 – 2022/2023		£168,748.15																				
ADDITIONAL FUNDING	None																						
REVENUE IMPLICATIONS	None																						
POLICY IMPLICATIONS	There are no major issues.																						
TENDERS	The project was procured through the Public Contracts Scotland Portal, 4 compliant offers were received. Evaluation scores on a cost/quality basis as noted below. <table border="1" data-bbox="533 954 2056 1093"> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> <th><u>Quality Ranking</u></th> <th><u>Cost//Quality Ranking</u></th> </tr> </thead> <tbody> <tr> <td>Richard Irvin FM, Aberdeen</td> <td>£153,748.15</td> <td>2</td> <td>1</td> </tr> <tr> <td>Scan Building Services, Dundee</td> <td>£164,312.99</td> <td>1</td> <td>2</td> </tr> <tr> <td>MITIE Engineering Services, Glasgow</td> <td>£338,844.50</td> <td>3</td> <td>3</td> </tr> <tr> <td>City Technical Services, Glasgow</td> <td>£311,009.00</td> <td>4</td> <td>4</td> </tr> </tbody> </table>			<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost//Quality Ranking</u>	Richard Irvin FM, Aberdeen	£153,748.15	2	1	Scan Building Services, Dundee	£164,312.99	1	2	MITIE Engineering Services, Glasgow	£338,844.50	3	3	City Technical Services, Glasgow	£311,009.00	4	4
<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost//Quality Ranking</u>																				
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MITIE Engineering Services, Glasgow	£338,844.50	3	3																				
City Technical Services, Glasgow	£311,009.00	4	4																				
RECOMMENDATION	Acceptance of the offer from Richard Irvin FM																						
ALLOWANCES	Professional Services Total		<u>£15,000.00</u> <u>£15,000.00</u>																				
SUB-CONTRACTORS	None																						
BACKGROUND PAPERS	None																						

CLIENT	City Development	City Development
PROJECT NUMBER PROJECT PROJECT INFORMATION  ESTIMATED START AND COMPLETION DATES	16-235 West Wing City Square – Property Rationalisation Works The works comprise the refurbishment of existing office accommodation to develop an open plan office environment, including upgrading staff facilities and corporate meeting rooms. December 2019 August 2020	16-235 Dundee Ice Arena - Kitchen Canopy Alterations The works comprise the installation of two new kitchen canopy units and associated ventilation works including new ductwork and wall mounted extract units, suspended ceiling works to kitchen areas. December 2019 April 2020
TOTAL COST	Several Works Allowances Total	Several Works Allowances Total
	£1,800,000.00 <u>£1,255,000.00</u> <u>£3,055,000.00</u>	£112,281.89 <u>£20,000.00</u> <u>£132,281.89</u>
FUNDING SOURCE  BUDGET PROVISION & PHASING  ADDITIONAL FUNDING	Capital – Service Provision – Property Rationalisation  2016/2019 2019/2020 2020/2021 Total  None	Capital – Service Provision – Lifecycle Property Improvements  2019/2020 Total  None
	£96,000.00 £600,000.00 <u>£2,359,000.00</u> <u>£3,055,000.00</u>	£132,281.89 <u>£132,281.89</u>
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated Agreed Maximum Price (AMP)  <b><u>Tenderer</u></b>  Construction Services	The project was procured through the Public Contracts Scotland Portal – Mechanical Framework, 2 compliant offers were received.  <b><u>Tenderer</u></b>  Scan Building Services Taylor and Fraser Ltd, Paisley
	£1,800,000.00	£112,281.89 £120,790.00
RECOMMENDATION	Acceptance of offer from Construction Services	Acceptance of offer from Scan Building Services
ALLOWANCES	Professional Services Structural Engineers Fees CDM Fees Building Warrant Furniture and Equipment Various Enabling Works Other Upgrading Works Decant Costs IT Related Costs Sundry Costs Structural & Fabric Contingencies Total	Professional Services Allowances Total
	£375,000.00 £20,000.00 £10,000.00 £7,000.00 £360,000.00 £33,000.00 £169,000.00 £33,000.00 £118,000.00 £30,000.00 <u>£100,000.00</u> <u>£1,255,000.00</u>	£19,000.00 <u>£1,000.00</u> <u>£20,000.00</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None