

REPORT TO: RECESS SUB-COMMITTEE - 30 JULY 2012

REPORT ON: TENDERS RECEIVED BY CITY ARCHITECT

REPORT BY: CITY ARCHITECT

REPORT NO: 230-2012

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.

Proj Ref	Project Description	Contractor	Tender Amount	Total Amount	Finance Available
09-023	Whitfield Core Life Services Building - to be known as 'The Crescent'	Muirfield (Contracts) Ltd, Dundee	£6,317,373.43	£6,837,388.43	£6,837,388.43
N/A	Harris Academy - Installation of Technical Equipment	Active Energy Solutions Ltd (AES), Glasgow	£13,458.50	£13,458.50	£13,458.50
12-512A	Various Properties - Controlled Entries	McGill Electrical Ltd, Dundee	£281,235.00	£315,140.00	£3,567,000.00
12-512B	Various Properties - Controlled Entries	McGill Electrical Ltd, Dundee	£934,298.00	£1,023,713.00	£3,567,000.00
Total			£7,546,864.93	£8,189,699.93	N/A

3 FINANCIAL IMPLICATIONS

3.1 The 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 screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

5 CONSULTATIONS

5.1 The Chief Executive, Director of Corporate Services and the Head of Democratic and Legal Services have been consulted and are in agreement with the contents 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.

- 7.2 The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:
- a Report 148-2003 - Partnering Guidelines for Construction Projects;
 - b Report 356-2009 - Construction Procurement Policy;
 - c Report 252-2012 - Installation of Controlled Entries Framework; and
 - d Standing Orders - Tender Procedures of the Council.

Mike Galloway
Director of City Development

Rob Pedersen
City Architect

RP/AM/MM

19 July 2012

Dundee City Council
Dundee House
Dundee

CLIENT																
PROJECT NUMBER PROJECT PROJECT INFORMATION	<p>09-023 Whitfield Core Life Services Building - to be known as 'The Crescent'</p> <p>Reference is made to the article IV of the minute of meeting of the Policy and Resources Committee held on 24 January 2011 when report No 18-2011 was approved. The Committee approved the proposal to develop the Whitfield Life Services Centre to replace existing Leisure and Communities and Social Work facilities in the area, and enhanced health care and shopping provision to the existing community and proposed new developments.</p> <p>The works comprise the construction of a new curved two storey multi-use building having a floor area of approximately 3,744m². The building is constructed of steel frame, sheet metal profiled roof with mix of glazing, render and aluminium clad external walls. The plant room is included within the envelope of the building which includes a biomass boiler. External works comprise new road, car parking, hard and soft landscaping.</p>															
TOTAL COST	<table> <tr> <td>Several Works</td> <td>£6,317,373.43</td> </tr> <tr> <td>Allowances</td> <td><u>£520,015.00</u></td> </tr> <tr> <td>Total</td> <td><u>£6,837,388.43</u></td> </tr> </table>	Several Works	£6,317,373.43	Allowances	<u>£520,015.00</u>	Total	<u>£6,837,388.43</u>									
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FUNDING SOURCE BUDGET PROVISION & PHASING	The Director of Corporate Services has stated that the project costs of £6,837,388.43 shall be funded by a contribution from NHS Tayside, the Vacant and Derelict Land Fund and a Loan Application under RHI for a Biomass installation, the balance shall be met from the allowance for Whitfield Life Services Building within the Capital Plan 2011-2014.															
REVENUE IMPLICATIONS	None															
POLICY IMPLICATIONS	This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty and Risk Management and there are no major issues identified. There are no major issues.															
TENDERS	<p>Tenders were invited from 6 contractors and the lowest 3 were as follows:</p> <table> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Muirfield (Contracts) Ltd, Dundee</td> <td>£6,296,886.97</td> <td>£6,317,373.43</td> </tr> <tr> <td>John Graham (Dromore)</td> <td>£6,408,291.00</td> <td>£6,408,922.78</td> </tr> <tr> <td>Mansell Construction Services Ltd</td> <td>£6,459,191.81</td> <td>£6,459,191.81</td> </tr> <tr> <td>Highest Tender</td> <td>£6,467,176.19</td> <td></td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	<u>Corrected Tender</u>	Muirfield (Contracts) Ltd, Dundee	£6,296,886.97	£6,317,373.43	John Graham (Dromore)	£6,408,291.00	£6,408,922.78	Mansell Construction Services Ltd	£6,459,191.81	£6,459,191.81	Highest Tender	£6,467,176.19	
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Highest Tender	£6,467,176.19															
RECOMMENDATION	To accept the lowest tender from Muirfield (Contracts) Ltd, Dundee															

ALLOWANCES	<p>The lowest tender is recommended for acceptance and, if agreed to, it brings out the following:</p> <table border="0"> <tr> <td>Several Works (Muirfield (Contracts) Ltd, Dundee)</td> <td></td> <td>£6,317,373.43</td> <td></td> </tr> <tr> <td>Allowance for:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Professional Services, including Specialist Biomass and Fire Engineering Services</td> <td>£539,415.00</td> <td></td> <td></td> </tr> <tr> <td>Enabling Works, including Utility and drainage diversion works</td> <td>£400,000.00</td> <td></td> <td></td> </tr> <tr> <td>Building Warrant requirements</td> <td>£40,000.00</td> <td></td> <td></td> </tr> <tr> <td>Flue Dispersal Model by AEA</td> <td><u>£5,600.00</u></td> <td></td> <td></td> </tr> <tr> <td></td> <td>£985,015.00</td> <td></td> <td></td> </tr> <tr> <td>Library Fit-Out (funding TBC)</td> <td>£40,000.00</td> <td></td> <td></td> </tr> <tr> <td>Loan Application under RHI for a Biomass installation</td> <td>(£273,000.00)</td> <td></td> <td></td> </tr> <tr> <td>Vacant and Derelict Land Fund</td> <td><u>(£232,000.00)</u></td> <td></td> <td></td> </tr> <tr> <td></td> <td>£520,015.00</td> <td>£520,015.00</td> <td></td> </tr> <tr> <td>Total Project Cost</td> <td></td> <td><u>£6,837,388.43</u></td> <td></td> </tr> </table> <p>The total project costs exclude allowances for Office and Cafe fit-outs and enhanced Internal Secure door access.</p>	Several Works (Muirfield (Contracts) Ltd, Dundee)		£6,317,373.43		Allowance for:				Professional Services, including Specialist Biomass and Fire Engineering Services	£539,415.00			Enabling Works, including Utility and drainage diversion works	£400,000.00			Building Warrant requirements	£40,000.00			Flue Dispersal Model by AEA	<u>£5,600.00</u>				£985,015.00			Library Fit-Out (funding TBC)	£40,000.00			Loan Application under RHI for a Biomass installation	(£273,000.00)			Vacant and Derelict Land Fund	<u>(£232,000.00)</u>				£520,015.00	£520,015.00		Total Project Cost		<u>£6,837,388.43</u>	
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BACKGROUND PAPERS	<p>Policy and Resources Committee 24 January 2011 - Report 18-2011</p> <p>City Development Committee 26 September 2011 - Report 438-2011</p>																																																

CLIENT	City Development		City Development	
PROJECT REFERENCE PROJECT PROJECT INFORMATION DESCRIPTION OF WORKS	N/A Harris Academy Installation of Technical Equipment The works comprise the supply and installation of technical equipment in preparation of the proposed decant to Rockwell.		12-512A Various Properties Controlled Entries The works comprise the installation of controlled entries to 34 blocks, containing 259 flats, within Dundee. This equates to approximately £9,294 per block, including allowances. None of the properties are in the demolition programme.	
TOTAL COST	Several Works	£13,458.50	Several Works	£281,235.00
	Allowances	<u>0.00</u>	Allowances	<u>£33,905.00</u>
	Total	<u>£13,458.50</u>	Total	<u>£315,140.00</u>
FUNDING SOURCE	Capital		Capital	
BUDGET PROVISION & PHASING	2012/2013	£13,458.50	2012/2013 and 2013/2014	£3,567,000.00
ADDITIONAL FUNDING	None		None	
REVENUE IMPLICATIONS	Annual capital financing costs	£908.00	None	
POLICY IMPLICATIONS	There are no major issues		There are no major issues	
CONSULTATIONS	There are no major issues		There are no major issues	
TENDERS	Negotiated contract: Active Energy Solutions Ltd (AES), Glasgow		Partnering Project: McGill Electrical Ltd, Dundee	
		£13,458.50		£281,235.00
RECOMMENDATION	Acceptance of offer		Acceptance of offer	
ALLOWANCES			Utility Charges	£10,000.00
			Professional Services	<u>£23,905.00</u>
			Total	<u>£33,905.00</u>
SUB-CONTRACTORS	None		None	
BACKGROUND PAPERS	None		None	

CLIENT	City Development	
PROJECT REFERENCE PROJECT PROJECT INFORMATION DESCRIPTION OF WORKS	12-512B Various Properties Controlled Entries The works comprise the installation of controlled entries to 125 blocks, containing 931 flats, within Dundee. This equates to approximately £8,196 per block, including allowances. None of the properties are in the demolition programme.	
TOTAL COST	Several Works Allowances Total	£934,298.00 <u>£89,415.00</u> <u>£1,023,713.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital 2012/2013 and 2013/2014 None	£3,567,000.0050
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	There are no major issues	
CONSULTATIONS	There are no major issues	
TENDERS	Partnering Project: McGill Electrical Ltd, Dundee	£934,298.00
RECOMMENDATION	Acceptance of offer	
ALLOWANCES	Utility Charges Professional Services Total	£10,000.00 <u>£79,415.00</u> <u>£89,415.00</u>
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	