

**ITEM No ...4.....**

**REPORT TO:** FAIR WORK, ECONOMIC GROWTH AND INFRASTRUCTURE COMMITTEE – 9 JUNE 2025

**REPORT ON:** TENDERS RECEIVED BY CITY DEVELOPMENT

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 108-2025

**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 City Development Department in relation to the projects detailed below.

<b>Architects Projects - Reference and Description</b>	<b>Contractor</b>
19-51053 – Various Properties – Inspection, testing and maintenance of Air Handling and Air Conditioning Systems	Lovats Group Ltd
24-007 – Ardler Community Centre – Replacement of Flat Roof Covering - Phase 1	Construction Services

<b>Engineers Projects - Reference and Description</b>	<b>Contractor</b>
R4067 - Lochee Pocket Park	Tayside Contracts

<b>Transport Projects - Reference and Description</b>	<b>Contractor</b>
DCC/CD/111/24 - Upgrade and Maintenance of Parking Meters	IPS Group UK

**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

21 May 2025

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

PROJECT	Various Properties – Inspection, testing and maintenance of Air Handling and Conditioning Systems				
PROJECT NUMBER	19-51053				
PROJECT INFORMATION	The works comprise of the inspection, testing and maintenance of the air handling and air conditioning systems within 58 properties on a 3-year term contract with the option to extend for 2 plus 2 years. The project was tendered via a Public Contract Scotland open market tender, with a full quality questionnaire.				
ESTIMATED START AND COMPLETION DATES	July 2025 June 2032				
TOTAL COST	Contract				£782,939.70
	Non-contract allowances				£0.00
	Fees				£78,294.00
	Total				<u>£861,233.70</u>
FUNDING SOURCE	Revenue – Property Health and Safety				
BUDGET PROVISION & PHASING	2025/2026				£120,176.24
	2026/2027				£120,176.24
	2027/2028				£120,176.24
	2028/2029				£120,176.24
	2029/2030				£120,176.24
	2030/2031				£120,176.24
	2031/2032				£120,176.24
	2032/2033				£20,000.02
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	Open Tender via Public Contract Scotland – 1 compliant offer received.				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	Lovats Group	£782,939.70	-	1	1
RECOMMENDATION	To approve the tender from Lovats Group				
SUB-CONTRACTORS	None				
BACKGROUND PAPERS	Fair Work and Economic Growth & Infrastructure Committee Report 15-2024				

PROJECT	Ardler Community Centre – Replacement of Flat Roof Covering - Phase 1						
PROJECT NUMBER	24-007						
PROJECT INFORMATION	The works comprises first phase of new built-up mineral felt Flat Roofing Replacements and associated roof-lights and detailing works to Ardlar Community Centre.						
ESTIMATED START AND COMPLETION DATES	July 2025 October 2025						
TOTAL COST	Contract Non-contract allowances Fees Total	£361,708.54 £27,000.00 £38,870.85 <u>£427,579.39</u>					
FUNDING SOURCE							
BUDGET PROVISION & PHASING	2024/2025 2025/2026	£18,236.58 £409,342.81					
ADDITIONAL FUNDING	None.						
REVENUE IMPLICATIONS	None.						
POLICY IMPLICATIONS	There are no major issues.						
TENDERS	<table><tr><td><b>Contractor</b></td><td><b>Tender Amount</b></td></tr><tr><td>Construction Services</td><td>£361,708.54</td></tr></table>			<b>Contractor</b>	<b>Tender Amount</b>	Construction Services	£361,708.54
<b>Contractor</b>	<b>Tender Amount</b>						
Construction Services	£361,708.54						
RECOMMENDATION	To approve the tender from Construction Services						
SUB-CONTRACTORS	Sub-Contractor tender offers were procured through Public Contracts Scotland Invitation to Tender facility managed by Dundee City Council Procurement Department. The ITQ is based on a split of Price (60%) and Quality (40%) and is analysed using the Public Contract Scotland scoring matrix document.  Roofing – The Roof Company (Edinburgh) TV Aerial and Satellite Dish – John Ross Ventilation (Mechanical Framework) - Scan Building Services Ltd (Dundee)						
BACKGROUND PAPERS	None						

PROJECT	Lochee Pocket Park	
PROJECT NUMBER	R4067	
PROJECT INFORMATION	The works comprise of the construction of a pocket park and associated raingarden in vacant land located north west of the Lochee High Street/Bank Steet road junction. The raingarden element of the project will contribute to wider drainage improvements to be considered for the area to provide a surface water connection point for new development in the Lochee area and downstream in the Lochee Burn catchment.	
ESTIMATED START AND COMPLETION DATES	Start: July 2025 Completion: September 2025	
TOTAL COST	Contract	£112,255.56
	Non-contract allowances / Contract Contingency	£15,000.00
	Fees	£15,000.00
	Total	<u>£142,255.56</u>
FUNDING SOURCE	Scottish Government Vacant and Derelict Land Investment Programme (VDLIP)	£50,000.00
	Capital Plan 2025-2030 – Deliver Economic Growth - Vacant and Derelict Land Fund (VDLF)	£50,000.00
	Capital Plan 2025-2030 – Build Resilient Empowered Communities - District Shopping	£20,384.76
	Capital Plan 2025-2030 - Neighbourhood Capital Fund - Community Regeneration Fund	£1,870.80
	Transport Scotland's Active Travel Infrastructure Fund (ATIF) – Tier 1	£15,000.00
	Scottish Water Funding Contribution	£5,000
BUDGET PROVISION & PHASING	2025/2026 - VDLIP	£50,000.00
	2025/2026 - VDLF	£50,000.00
	2025/2026 – District Shopping	£20,384.76
	2025/2026 – Community Regeneration Fund	£1,870.80
	2025/2026 - ATIF – Tier 1	£15,000.00
	2025/2026 – Scottish Water	£5,000.00
ADDITIONAL FUNDING		
REVENUE IMPLICATIONS		
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated Contract	
	<b>Contractor</b>	<b>Submitted Tender</b>
	Tayside Contracts	£112,255.56
RECOMMENDATION	To accept the offer from Tayside Contracts	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None.	

PROJECT	Upgrade and Maintenance of Parking Meters																			
PROJECT NUMBER	DCC/CD/111/24																			
PROJECT INFORMATION	Works comprise of the upgrade of parking meters to provide coin and card payment facilities including new control panels and scheduled and unscheduled maintenance of meters for the five-year contract duration including back-office operating software and technology upgrades.																			
ESTIMATED START AND COMPLETION DATES	July 2025 July 2030																			
TOTAL COST	Contract			£374,500																
FUNDING SOURCE	Dundee City Council On-Street Parking Account																			
BUDGET PROVISION & PHASING	2025/2026				£56,175															
	2026/2027				£74,900															
	2027/2028				£74,900															
	2028/2029				£74,900															
	2029/2030				£74,900															
	2030/2031				£18,725															
ADDITIONAL FUNDING	None.																			
REVENUE IMPLICATIONS	<p>The costs of the contract will be funded by on-street parking income, which is ringfenced under Section 55 of the Road Traffic Regulation Act 1984.</p> <p>The tenders received priced two elements; (a) contract cost related to the upgrade, maintenance, and operation of the parking meters, and (b) banking fees on card payment transactions. The costs of both elements will be paid for by the council from income generated.</p> <p>The invitation to tender detailed that banking fee submissions would be evaluated on an estimated card transaction value of £1m per annum.</p>																			
POLICY IMPLICATIONS	There are no major issues.																			
TENDERS	<p>Procured as an open tender through Public Contract Scotland. Two compliant offers were received.</p> <table><thead><tr><th>Contractor</th><th>Contract Value</th><th>Whole Life Cost*</th><th>Quality Ranking</th><th>Cost/Quality Ranking</th></tr></thead><tbody><tr><td>IPS Group UK Ltd</td><td>£374,500</td><td>£550,000</td><td>1</td><td>1</td></tr><tr><td>Metric Group Ltd</td><td>£177,000</td><td>£527,000</td><td>2</td><td>2</td></tr></tbody></table> <p>*The whole life cost value includes card payment transaction fees (banking charges) to be paid by DCC over the 5 year contract term. The Contract Value does not include bank fees, only the direct contractual costs.</p>					Contractor	Contract Value	Whole Life Cost*	Quality Ranking	Cost/Quality Ranking	IPS Group UK Ltd	£374,500	£550,000	1	1	Metric Group Ltd	£177,000	£527,000	2	2
Contractor	Contract Value	Whole Life Cost*	Quality Ranking	Cost/Quality Ranking																
IPS Group UK Ltd	£374,500	£550,000	1	1																
Metric Group Ltd	£177,000	£527,000	2	2																
RECOMMENDATION	To accept the tender with the highest-ranking score for cost and quality from IPS Group																			
SUB-CONTRACTORS	None																			
BACKGROUND PAPERS	Report No 100-2024 – Parking Meter Sourcing Strategy (22 April 2024)																			