

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE– 24 JUNE 2024

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 160-2024

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
19-508 - Magdalene Kirkton 4 th - Window Replacements	Construction Services
22-588 - Various Properties, Controlled Door Entry Upgrades	Construction Services
23-1012 - 5 Earn Crescent - Smart Flat Conversion	Construction Services

Engineers Projects - Reference and Description	Contractor
R4124 – Housing Concrete Repairs Works Programme 2024/2025	Andersons Specialist Contracting
R4119 – Hilltown West Phase 1 – Steps Repairs	SDB

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

Michael McLaughlin

Robin Presswood
Executive Director of City Development

NM/KM

14 May 2024

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	MAGDALENE KIRKTON 4TH WINDOW REPLACEMENTS						
PROJECT NUMBER	19-508						
PROJECT INFORMATION	Window replacements to 138 properties at various addresses within the Kirkton area.						
ESTIMATED START AND COMPLETION DATES	Sept 2024 July 2025						
TOTAL COST	Contract		£1,695,098.03				
	Non-Contract Allowances		£160,000.00				
	Fees		£204,060.78				
	Total		£2,059,158.81				
FUNDING SOURCE	Capital Plan 2024-2029 - Build Resilient Empowered Communities – Housing HRA Element – Free from Serious Disrepair - Windows						
BUDGET PROVISION & PHASING	2019/2020		£17,325.00				
	2020/2021		£0.00				
	2021/2022		£0.00				
	2022/2023		£2,218.50				
	2023/2024		£2,148.80				
	2024/2025		£1,296,569.60				
	2025/2026		£740,896.91				
ADDITIONAL FUNDING	None.						
REVENUE IMPLICATIONS	None.						
POLICY IMPLICATIONS	There are no major issues.						
TENDERS	<table><tr><th>Contractor</th><th>Tender Amount</th></tr><tr><td>Construction Services</td><td></td></tr></table>			Contractor	Tender Amount	Construction Services	
Contractor	Tender Amount						
Construction Services							
RECOMMENDATION	To accept the tender from Construction Services.						
SUB-CONTRACTORS	John Ross Smart Home Solutions (Dundee)						
BACKGROUND PAPERS	None.						

PROJECT	VARIOUS PROPERTIES, CONTROLLED DOOR ENTRY UPGRADES	
PROJECT NUMBER	22-588	
PROJECT INFORMATION	The upgrade of controlled entry communications at various addresses, 1382 properties in total.	
ESTIMATED START AND COMPLETION DATES	Aug 2024 March 2025	
TOTAL COST	Contract Non-Contract Allowances Fees Total	£1,007,746.73 £50,000.00 <u>£100,000.00</u> <u>£1,157,746.73</u>
FUNDING SOURCE	Capital Plan 2024-2029 - Build Resilient Empowered Communities – Housing HRA Element – Healthy, Safe and Secure – Door Entry Replacement	
BUDGET PROVISION & PHASING	2023/2024 2024/2025	£5,914.65 £1,151,832.08
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor Construction Services	Tender Amount £1,007,746.73
RECOMMENDATION	To accept the tender from Construction Services.	
SUB-CONTRACTORS	Door Entry System – WRB Fire and Security Ltd (DUNDEE)	
BACKGROUND PAPERS	None.	

PROJECT	23-1012					
PROJECT NUMBER	5 Earn Crescent, Smart Flat Conversion					
PROJECT INFORMATION	Conversion of smart flat to standard flat at Flat Nr 5 within the block at 1-21 Earn Crescent, including alterations to internal layout and all associated builders, joiners, decoration, flooring, mechanical, electrical and ventilation works. Also including new doors and kitchen.					
ESTIMATED START AND COMPLETION DATES	September 2024 December 2024					
TOTAL COST	Contract Non-Contract Allowances Fees Total	£94,095.50 £10,000.00 <u>£22,000.00</u> <u>£126,095.50</u>				
FUNDING SOURCE	Capital Plan 2024-2029 – Build Resilient Empowered Communities – Housing HRA Element – Modern Facilities and Services – Kitchen Replacement/Bathroom Upgrades					
BUDGET PROVISION & PHASING	2023/2024 2024/2025	£16,675.40 £109,420.10				
ADDITIONAL FUNDING	None.					
REVENUE IMPLICATIONS	None.					
POLICY IMPLICATIONS	There are no major issues.					
TENDERS	<table><tr><td>Contractor</td><td>Tender Amount</td></tr><tr><td>Construction Services</td><td>£94,095.50</td></tr></table>		Contractor	Tender Amount	Construction Services	£94,095.50
Contractor	Tender Amount					
Construction Services	£94,095.50					
RECOMMENDATION	To accept the offer from Construction Services.					
SUB-CONTRACTORS	Noble & Bradford Ltd & Phoenix Commissioning Services Ltd (Glasgow)					
BACKGROUND PAPERS	None.					

PROJECT	Housing Concrete Repairs Programme 24/25 Works																			
PROJECT NUMBER	R4124																			
PROJECT INFORMATION	Crack and patch repairs to various concrete elements. Replacement of window sills, mullions, lintels and door frames. Cleaning, repairs and coating of window sills, mullions, canopies and other concrete elements. There is also Non-Contract Allowance for any additional works required, creating access hatches and underfloor concrete remedial works at several properties in the Hiltown & Kirkton areas.																			
ESTIMATED START AND COMPLETION DATES	July 2024 March 31/03/2025																			
TOTAL COST	Contract £77,443.00 Non-contract allowances £123,557.00 Fees £28,000.00 Total £229,000.00																			
FUNDING SOURCE	Revenue – Housing (HRA) - Planned Maintenance																			
BUDGET PROVISION & PHASING	2024/2025																			
ADDITIONAL FUNDING	N/A																			
REVENUE IMPLICATIONS	None.																			
POLICY IMPLICATIONS	To adopt sustainable practices in construction																			
TENDERS	<table><thead><tr><th>Contractor</th><th>Submitted Tender</th><th>Corrected Tender</th><th>Quality Ranking</th><th>Cost/Quality Ranking</th></tr></thead><tbody><tr><td>ASC</td><td>£77,443.00</td><td>-</td><td>2</td><td>1</td></tr><tr><td>Concrete Repairs Limited</td><td>£155,691.91</td><td>-</td><td>1</td><td>1</td></tr></tbody></table>					Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking	ASC	£77,443.00	-	2	1	Concrete Repairs Limited	£155,691.91	-	1	1
Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking																
ASC	£77,443.00	-	2	1																
Concrete Repairs Limited	£155,691.91	-	1	1																
RECOMMENDATION	To accept the tender from Anderson Specialist Contracting (ASC) (Forfar)																			
SUB-CONTRACTORS	None.																			
BACKGROUND PAPERS	None.																			

PROJECT	Hilltown West Ph1 – Step Replacement				
PROJECT NUMBER	R4119				
PROJECT INFORMATION	The works are to install new entrance steps and associated infrastructure at various locations at Hilltown West Ph1, DD3 6PD, Dundee				
ESTIMATED START AND COMPLETION DATES	July 2024 August 2024				
TOTAL COST	Contract		£65,000.00		
	Non-contract allowances		£13,000.00		
	Fees		£7,000.00		
	Total		£85,000.00		
FUNDING SOURCE	Revenue – Housing (HRA) - Planned Maintenance				
BUDGET PROVISION & PHASING	2024/2025				
ADDITIONAL FUNDING	N/A				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	To adopt sustainable practices in construction				
TENDERS					
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	SDB	£65,000.00	-	1	1
RECOMMENDATION	To accept the tender from - SDB Contracts (Dundee)				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				

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APPENDIX 2**19-508 – Magdalene Kirkton 4th – Address List**

Ashmore Street (uneven)

Ashmore Street (even)

Craigmore Street (uneven)

Craigmore Street (even)

Derwent Avenue

Dunmore Street (uneven)

Dunmore Street (even)

22-588 - Various Properties, Controlled Door Entry Upgrades

Abbotsford Place

Abbotsford Street

Abercromby Street

Abernethy Road

Aboyne Avenue

Adamsons Court

Alloway Terrace

Ancrum Court

Ann Street

Anton Drive

Aimer Square

Arbroath Road

Arklay Place

Arklay Street

Arklay Terrace

Atholl Street

Auchinblae Place

Auchrannie Terrace

Balbeggie Street

Balcarres Terrace

Baldovie Terrace

Balerno Place

Balerno Street

Balgarthno Road

Balgarthno Terrace

Balgavies Place

Balgay Street

Ballantrae Place

Ballantrae Road

Ballantrae Terrace

Ballantrae Terrace

Ballater Place

Ballindean Place

Ballindean Road

Ballindean Terrace

Balmedie Drive

Balmerino Road

Balmoral Avenue

Balmoral Gardens

Balmoral Place

Balmoral Terrace

Balmullo Square

Balunie Avenue

Balunie Crescent

Balunie Drive

Balunie Place

Balunie Street

Balunie Terrace

Banchory Road

Bankmill Road

Barnes Avenue

Benvie Road

Blacklock Crescent

Blackness Avenue

Blackness Road

Brington Sheltered Housing

Brownhill Place

Brownhill Road

Brownhill Street

Burnside Court

Buttars Loan

Buttars Place

Buttars Road

Butterburn Square

Byron Street

Caird Avenue

Caird Terrace

Canning Street

Carlochie Place

Carmichael Street

Cart Place

Catterline Crescent

Charleston Drive

Charleston Road

City Road

Cleghorn Street

Clement Park Place

Clepington Road

Colinton Place

Constitution Street

Corso Street

Cotton Road

Court Street North

Cragie Drive

Craigard Road

Craigie Drive

Craigiebarn Road

Craigmount Avenue

Craigmount Place

Craigmount Road

Craigowan Road

Crathie Place

Cullen Place

Dee Gardens

Dee Place

Dens Road

Deveron Crescent

Deveron Terrace

Dickson Avenue

Dighty Gardens

Dochart Terrace

Douglas Road

Drumlithie Place

Dudhope Street

Duncarse Road

Duncraig Road

Dunholm Road

Dunholm Terrace

Earn Crescent

Elders Court

Fairbairn Street

Fleming Gardens (South)

Fleming Gardens East

Fleming Gardens North

Fleming Gardens North A-B

Fleming Gardens North C-F

Fleming Gardens North G-H

Fleming Gardens South

Fleming Gardens West

Fleming Gardens East

Fleming Gardens East

Foggyley Gardens

Foggyley Place

Forebank Road

Forebank Terrace

Forth Crescent

Forthill Road

Fullarton Street

Fyffe Street

Gardner Street

Gardyne Place

Garvock Place

Glenagnes Road

Glenconner Drive

Gourdie Road

Gourdie Terrace

Greenbank Place

Greendykes Road

Hamilton Street

Happyhillock Road

Happyhillock Walk

Hastings Place

Hepburn Street

High Street Lochee

Hill Street

Hilltown

Hilltown Terrace

Hindmarsh Avenue

Hospital Street

Huntly Road

Invercraig Place

Keith Place

Kemnay Gardens

Kendal Avenue

Kenmore Terrace

Kerr Street

Kerrsvie Terrace

Kilberry Street

Killin Avenue

Kinghorne Court

Kinghorne Place

Kinghorne Road

Kinghorne Walk

Kingsway East

Kinnaird Street

Kinneff Crescent

Kirk Street

Landsdown Court

Landsdowne Square

Lawsie Road

Lawton Terrace

Lawton Terrace

Leith Walk

Loganlea Terrace

Long Lane

Longtown Place

Longtown Terrace
Lorne Street
Lossie Place
Luther Place
Mains Road
Maitland Street
Marryat Street
Marryat Terrace
Mcdonald Street
Mclean Street
Mitchell Street
Moncur Crescent
Morgan Place
Mossgeil Crescent
Mossgiel Place
Murrayfield Terrace
North Court Street
Nursery Road
Ogilvies Road
Patterson Street
Peddie Street
Pentland Avenue
Pentland Crescent
Pitairlie Road
Pitalpin Court
Pitkerro Drive
Pitkerro Road

Polepark Road
Provost Road
Queen Street
Rankine Street
Ravenscraig Road
Rosebank Court
Rosebank Street
Saggar Street
Sandeman Place
Scott Street
Seymour Street
South Road
South Tay Street
Southampton Place
Spey Drive
St Ann Street
St Boswells Terrace
St Clements Place
St Clements Terrace
St Columba Gardens
St Dennis Terrace
St Kilda Road
St Mary Street
St Mungo Terrace
St Nicholas Place
St Ninians Terrace

St Kilda Road

St Clements Place

St Clements Terrace

St Columba Gardens

St Leonard Way

St Ninians Terrace

Stirling Street

Strathcarron Place

Strathmartine Road

Strathmore Avenue

Strathmore Street

Thurso Crescent

Thurso Gardens

Tullideph Place

Tullideph Street

Tullideph Road

Tweed Crescent

Ulverston Terrace

Watson Street

Wedderburn Street

Westhall Court

Westport

Whitfield Avenue

Wiston Place

Wolseley Street

Yarrow Terrace

Yeamans Lane