

ITEM No ...2.....

REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE
MANAGEMENT COMMITTEE– 22 JANUARY 2024

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 24-2024

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
21-516 – Tullideph Road – Fabric Retrofit including Internal Wall Insulation	Construction Services
23-518 – Dudhope Court MSD – Lifts Refurbishment	Construction Services
18-543 – MSD Fire Safety Works – Bin Chutes Steel Doors	Construction Services
22-515 (B) – Magdalene Kirkton 2 nd Development – Electrical Upgrade – 2 nd Pilot Project	Construction Services
22-568 – Ancrum Court and Burnside Court MSD's – Replacement of Water Tanks and Pumps	Construction Services

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

15 December 2023

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	Tullideph Road – Fabric Retrofit including Internal Wall Insulation						
PROJECT NUMBER	21-516						
PROJECT INFORMATION	Internal Wall Insulation and Energy Efficient Measures to 2 units at Tullideph Road (two properties of four proposed pilot properties reported to committee 4 September 2023 – Report No 239-2023. The project scope not only covers the Internal Wall Insulation, but other associated works such as window replacement, radiator replacement, full associated rewire, and ventilation works, hence the value and the split of funding sources.						
ESTIMATED START AND COMPLETION DATES	March 2024 June 2024						
TOTAL COST	Contract Non-contract allowances Fees Total	£137,772.08 £10,000.00 <u>£22,000.00</u> <u>£169,772.08</u>					
FUNDING SOURCE	Capital Plan 2023-2028 – Tackle Climate Change and reach Net Zero Emissions by 2045 – Housing HRA Element – Energy Efficient and Capital Plan 2023-2028 - Build Resilient and Empowered Communities – Housing HRA Element – Modern Facilities and Services						
BUDGET PROVISION & PHASING	2022/2023 2023/2024 2024/2025	£4,442.85 £10,174.12 £155,155.11					
ADDITIONAL FUNDING	None.						
REVENUE IMPLICATIONS	None.						
POLICY IMPLICATIONS	There are no major issues.						
TENDERS	Negotiated project. <table><tr><td>Contractor</td><td>Tender Amount</td></tr><tr><td>Construction Services</td><td>£137,772.08</td></tr></table>			Contractor	Tender Amount	Construction Services	£137,772.08
Contractor	Tender Amount						
Construction Services	£137,772.08						
RECOMMENDATION	To approve the tender from Construction Services						
SUB-CONTRACTORS	Scaffolding – Dundee Plant Scaffold (Dundee)						
BACKGROUND PAPERS	None.						

PROJECT	Dudhope Court MSD – Lifts Refurbishment		
PROJECT NUMBER	23-518		
PROJECT INFORMATION	Full refurbishment of 2nr lifts to maintain full compliance with all statutory health and safety requirements.		
ESTIMATED START AND COMPLETION DATES	April 2024 September 2024		
TOTAL COST	Contract	£251,968.62	
	Non-contract allowances	£20,000.00	
	Fees	£27,716.55	
	Total	<u>£299,685.17</u>	
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient and Empowered Communities – Housing HRA Element – Healthy, Safe and Secure - MSD Lifts		
BUDGET PROVISION & PHASING	2023/2024	£6,515.70	
	2024/2025	£293,169.47	
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Negotiated project		
	Contractor	Tender Amount	
	Construction Services	£251,968.62	
RECOMMENDATION	To approve the tender from Construction Services		
SUB-CONTRACTORS	Lift Refurbishment – Caltech Lifts Ltd, Dundee		
BACKGROUND PAPERS	None.		

PROJECT	MSD Fire Safety Works – Bin Chute Steel Doors						
PROJECT NUMBER	18-543						
PROJECT INFORMATION	Supply and installation of new steel doors to bin chutes within the remaining five multi storey developments; Dallfield Court, Tulloch Court, Bonnethill Court, Hilltown Court and Dudhope Court.						
ESTIMATED START AND COMPLETION DATES	February 2024 May 2024						
TOTAL COST	Contract	£242,759.41					
	Non-contract allowances	£10,000.00					
	Fees	£24,000.00					
	Total	<u>£276,759.41</u>					
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient and Empowered Communities – Housing HRA Element – Healthy, Safe and Secure – MSD Planned Improvements						
BUDGET PROVISION & PHASING	2023/2024	£200,000.00					
	2024/2025	£76,759.41					
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>£242,759.41</td></tr></table>			Contractor	Tender Amount	Construction Services	£242,759.41
Contractor	Tender Amount						
Construction Services	£242,759.41						
RECOMMENDATION	To accept the additional works.						
SUB-CONTRACTORS	Martec Steel Doors Ltd (Glasgow) – Steel Doors						
BACKGROUND PAPERS	None.						

PROJECT	Magdalene Kirkton 2nd Development – Electrical Upgrade – 2 nd Pilot Project		
PROJECT NUMBER	22-515 (B)		
PROJECT INFORMATION	These works are a 2 nd pilot project for full rewire of a single occupied house, to allow Construction Services to establish best methodology and efficiency as a precursor to the full project works. The full project to be brought to Committee in due course will be full rewire of a total of 137 Nr Housing blocks, comprising electrical upgrade/rewiring, which includes the removal of existing redundant electrical installations and subsequent replacement with new electrical services installations (lighting, power, cooker, appliances, fans, shower, heat and smoke detection etc) together with sundry associated works.		
ESTIMATED START AND COMPLETION DATES	January 2024 February 2024		
TOTAL COST	Contract		£21,500.00
	Non-contract allowances		£2,000.00
	Fees		£2,000.00
	Total		<u>£25,500.00</u>
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient and Empowered Communities – Housing HRA Element – Healthy, Safe and Secure – Electrical – Upgrading (Rewires)		
BUDGET PROVISION & PHASING	2023/2024		£25,500.00
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Contractor Construction Services	Tender Amount £21,500.00	
RECOMMENDATION	To approve the tender from Construction Services		
SUB-CONTRACTORS	TBC		
BACKGROUND PAPERS	None.		

PROJECT	Ancrum Court and Burnside Court MSD's – Replacement of Water Tanks and Pumps					
PROJECT NUMBER	22-568					
PROJECT INFORMATION	Replacement of existing cold-water storage tanks within the basement and rooftop plantrooms, cold water booster sets, associated pipework and ancillaries, at both Ancrum Court and Burnside Court multi-storey developments. The works have been programmed to be carried out in 5 Nr phases to keep the buildings fully operational during the course of the refurbishment.					
ESTIMATED START AND COMPLETION DATES	February 2024 July 2024					
TOTAL COST	Contract Non-contract allowances Fees Total	£565,289.62 £2,000.00 <u>£62,500.00</u> <u>£629,789.62</u>				
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient and Empowered Communities – Housing HRA Element - Miscellaneous					
BUDGET PROVISION & PHASING	2023-2024 2024-2025	£150,000.00 £479,789.62				
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>£565,289.62</td></tr></table>		Contractor	Tender Amount	Construction Services	£565,289.62
Contractor	Tender Amount					
Construction Services	£565,289.62					
RECOMMENDATION	To approve the tender from Construction Services					
SUB-CONTRACTORS	Craigalan Controls Ltd, Paisley - BMS Controls McNicol Insulation Ltd, Cumbernauld - Thermal Insulation Phoenix Commissioning Services Ltd, Glasgow - Chlorination North SV, Glasgow - Data Nicholson Plastics Ltd, Lanark - Water Tank Installation Gowrie Contracts, Dundee - Asbestos Removal Works					
BACKGROUND PAPERS	None.					