

**ITEM No ...6.....**

**REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE MANAGEMENT COMMITTEE– 4 DECEMBER 2023**

**REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY**

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

**REPORT NO: 350-2023**

**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.

<b>Architects Projects - Reference and Description</b>	<b>Contractor</b>
22-544 – Dryburgh 2nd Orllits – Roof Replacement Phase 1	Construction Services
22-573 – Various Sheltered Housing Complex – WiFi Installation	North SV Ltd
19-525 – Kirk Street MSD – Lift Renewal	Caltech Lifts Ltd

<b>Engineers Projects - Reference and Description</b>	<b>Contractor</b>
R3052 Dryburgh Sheltered Housing – Environmental Improvements	TN Gilmartin Contractors Ltd
R0228 Ladywell Footpaths and drainage Improvements - Phase 2 Tender	Tayside Contracts
R3050 Ladywell Avenue Walls - Tender	Kilmac Ltd

**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

22 November 2023

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

<b>PROJECT</b>	Dryburgh Orbits 2 <sup>nd</sup> – Roof Replacement Phase 1				
<b>PROJECT NUMBER</b>	22-544				
<b>PROJECT INFORMATION</b>	Roof replacements to 11 number properties in Dryburgh Area.				
<b>ESTIMATED START AND COMPLETION DATES</b>	Start February 2024 Completion May 2024				
<b>TOTAL COST</b>	Contract				£327,024.94
	Non-contract allowances				£10,000.00
	Fees				£36,000.00
	Total				<u>£373,024.94</u>
<b>FUNDING SOURCE</b>	Capital Plan – 2023-2028 - Build Resilient Empowered Communities – Housing HRA Element – Free from Serious Repair – Roofs				
<b>BUDGET PROVISION &amp; PHASING</b>	2022/2023				£6,097.90
	2023/2024				£316,927.04
	2024/2025				£50,000.00
<b>ADDITIONAL FUNDING</b>	None.				
<b>REVENUE IMPLICATIONS</b>	None.				
<b>POLICY IMPLICATIONS</b>	There are no major issues.				
<b>TENDERS</b>					
	<b>Contractor</b>	<b>Submitted Tender</b>	<b>Corrected Tender</b>	<b>Quality Ranking</b>	<b>Cost/Quality Ranking</b>
	Construction Services	£327,024.94	N/A	N/A	N/A
<b>RECOMMENDATION</b>	To accept tender from Construction Services.				
<b>SUB-CONTRACTORS</b>	Scaffolding – IAS Dundee Ltd (Dundee) TV Aerials and Satellites – John Ross Smart Home Solutions (Dundee)				
<b>BACKGROUND PAPERS</b>	None.				

<b>PROJECT</b>	Various Sheltered Housing Complex – WiFi Installation (Appendix 2 refers)	
PROJECT NUMBER	22-573	
PROJECT INFORMATION	The works comprise the upgrading and extension of the existing data cabling to Wi-Fi access points within the various sheltered housing complexes.	
ESTIMATED START AND COMPLETION DATES	January 2024 February 2024	
TOTAL COST	Contract	£17,992.79
	Non-contract allowances	£2,000.00
	Fees	<u>£2,000.00</u>
	Total	<u>£21,992.79</u>
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient Empowered Communities – Housing HRA Element – Sheltered Lounge Upgrades	
BUDGET PROVISION & PHASING	2023/2024	£21,992.79
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Procured through DCC Framework for the supply and installation of data cabling. One compliant offer received.	
	<b>Contractor</b>	<b>Tender Amount</b>
	North SV Ltd, Renfrew	£17,992.79
RECOMMENDATION	To accept the offer from North SV Ltd	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Kirk Street MSD – Lift Renewal	
PROJECT NUMBER	19-525	
PROJECT INFORMATION	The works comprise the renewal of 4 No lifts at Adamson and Elders Court Multi Storey Development under the Housing Lift Replacement Programme. Works will be programmed to ensure continuous service for residents.	
ESTIMATED START AND COMPLETION DATES	Start – April/May 2024 Completion - January 2025	
TOTAL COST	Contract	£854,625.00
	Non-contract allowances	£25,000.00
	Fees	<u>£128,193.75</u>
	Total	<u>£1,007,818.75</u>
FUNDING SOURCE	Capital Plan 2023-2028 – Build Resilient Empowered Communities – Healthy, Safe and Secure – MSD Lifts	
BUDGET PROVISION & PHASING	2020/2021	£84,075.00
	2021/2022	£3,150.00
	2022/2023	£1,625.00
	2023/2024	£5,000.00
	2024/2025	£913,968.75
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Procured through DCC Framework for the supply and installation of new lifts. One compliant offer received.	
	<b>Contractor</b>	<b>Tender Amount</b>
	Caltech Lifts Ltd, Stannergate Road, Dundee, DD1 3NA	£854,625.00
RECOMMENDATION	To accept the offer from Caltech Lifts Ltd	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Dryburgh Sheltered Housing – Environmental Improvements				
<b>PROJECT NUMBER</b>	R3052				
<b>PROJECT INFORMATION</b>	The work comprises the reconstruction of existing footpaths, provision of seating area, bin recess areas, Street lighting, new drying areas with landscaped work at Dryburgh Sheltered Housing, 57-119 Langshaw Road(Odds), Dundee.				
<b>ESTIMATED START AND COMPLETION DATES</b>	Jan 2024 May 2024				
<b>TOTAL COST</b>	Contract				£322,835.85
	Street Lighting Allowance				£12,000.00
	Landscaping and Tree Removal				£29,000.00
	Contingency				£17,164.15
	Fees				<u>£37,000.00</u>
	Total				<u>£418,000.00</u>
<b>FUNDING SOURCE</b>	Housing Planned Maintenance 2023-2028, Environmental Improvement works				
<b>BUDGET PROVISION &amp; PHASING</b>	2023/2024				£218,000.00
	2024/2025				<u>£200,000.00</u>
					<u>£418,000.00</u>
<b>ADDITIONAL FUNDING</b>	None.				
<b>REVENUE IMPLICATIONS</b>	None.				
<b>POLICY IMPLICATIONS</b>	There are no major issues.				
<b>TENDERS</b>	Mini competition via DCC Civil Engineering Framework (Lot 1)				
	<b>Contractor</b>	<b>Submitted Tender</b>	<b>Corrected Tender</b>	<b>Quality Ranking</b>	<b>Cost/Quality Ranking</b>
	TN Gilmartin	£322,835.85	-	1	1
	Dundee Plant Ltd	£324,822.65	-	1	2
	Kilmac Ltd	£389,384.65	-	1	3
<b>RECOMMENDATION</b>	To accept the tender with highest score for cost and quality from T N Gilmartin Contractors Ltd (Cupar, Fife).				
<b>SUB-CONTRACTORS</b>	None				
<b>BACKGROUND PAPERS</b>	None.				

<b>PROJECT</b>	Ladywell Footpaths and drainage Improvements - Phase 2 Tender	
PROJECT NUMBER	R0228	
PROJECT INFORMATION	The works comprise the removal of existing paving slab footpaths and resurfacing with bituminous material to improve surface and drainage at 4-82 King Street(Evens) and 2-62 Ladywell Avenue(Evens), Dundee.	
ESTIMATED START AND COMPLETION DATES	Feb 2024 May 2024	
TOTAL COST	Contract	£201,945.39
	Non contract allowances	£14,054.61
	Fees	<u>£20,000.00</u>
	Total	<u>£236,000.00</u>
FUNDING SOURCE	Housing Planned Maintenance 2023-2028, Environmental Improvement works	
BUDGET PROVISION & PHASING	2023/2024	£80,000.00
	2024/2025	<u>£156,000.00</u>
		<u>£236,000.00</u>
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	To adopt sustainable practices in construction.	
TENDERS	Negotiated contract.	
	<b>Contractor</b>	<b>Tender</b>
	Tayside Contracts	£201,945.39
RECOMMENDATION	Acceptance of offer.	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Ladywell Avenue Walls			
<b>PROJECT NUMBER</b>	R3050			
<b>PROJECT INFORMATION</b>	The works comprise the structural improvements to brick boundary walls and copes at 2-62 (Evens) Ladywell Avenue and 4-82 King Street (Evens), Dundee.			
<b>ESTIMATED START AND COMPLETION DATES</b>	January 2024 March 2024			
<b>TOTAL COST</b>	Contract			£68,797.00
	Non contract allowances			£15,203.00
	Fees			£12,000.00
	Total			<u>£96,000.00</u>
<b>FUNDING SOURCE</b>	Capital Plan 2023 - 2028 – Build Resilient and Empowered Communities – Housing HRA Element – Free From Serious Disrepair			
<b>BUDGET PROVISION &amp; PHASING</b>	2023/2024			£96,000.00
<b>ADDITIONAL FUNDING</b>	None.			
<b>REVENUE IMPLICATIONS</b>	None.			
<b>POLICY IMPLICATIONS</b>	To adopt sustainable practices in construction.			
<b>TENDERS</b>	Mini competition via DCC Civil Engineering Framework (Lot 1)			
	<b>Contractor</b>	<b>Submitted Tender</b>	<b>Corrected Tender</b>	<b>Quality Ranking</b>
				<b>Cost/Quality Ranking</b>
	Kilmac Ltd	£68,797.00		1
	Dundee Plant	£140,705.38		1
				2
<b>RECOMMENDATION</b>	To accept the tender with highest score for cost and quality from Kilmac Ltd (Dundee).			
<b>SUB-CONTRACTORS</b>	None			
<b>BACKGROUND PAPERS</b>	None.			



**APPENDIX 2****LIST OF SHELTERED HOUSING COMPLEX RECEIVING WIFI INSTALLATION (22-573)**

Alpin and Glenesk  
Alva Square  
Balcarres  
Baluniefield  
Brington  
Clement Park  
Clepington Road  
Clyde Place  
Corso Street  
Craigie  
Craigiebank  
Craigowan  
Cullen Place  
Dryburgh  
Fleming Gardens  
Forthill  
Garry Place  
Happyhillock  
Hill Street  
Kirkton  
Lawton Road  
Logie  
Longhaugh  
Mill O'Mains  
Moncur Crescent  
Morven Terrace  
Powrie  
St Columba Gardens  
Strathmore Street  
Tullideph  
Watson Street  
Wedderburn Street  
Wellgate  
Whorterbank