

REPORT TO: Leisure And Arts Services Committee - 17 January 2005

REPORT ON: Tenders Received

REPORT BY: City Architectural Services Officer

REPORT NO: 38-2005

PURPOSE OF REPORT

This report details tenders received and requests a decision on acceptance thereof.

RECOMMENDATIONS

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:

Project Reference	Project	Contractor	Tender Amount	Total Amount	Finance Available
04-522	Ward Road Gymnasium - Upgrading	Hall & Tawse Ltd., T/A Mansell, Dundee	£273,156.53	£327,643.53	£327,643.53
04-594	Camperdown House - Creation of Supplementary Storage Facility	Dundee Contract Services	£18,500.00	£21,919.00	£21,919.00
04-505	Camperdown Wildlife Centre - New Bear Enclosure	Clachan Construction Ltd., Perth	£203,028.71	£240,125.71	£240,125.71

FINANCIAL IMPLICATIONS

The Depute Chief Executive (Finance) has confirmed that funding for the above projects is available as detailed on the attached sheets.

CONSULTATIONS

The Client Department has been consulted with regard to Local Agenda 21 and Equal Opportunities implications and the Chief Executive and the Depute Chief Executives (Support Services) and (Finance) have also been consulted in the preparation of this report.

BACKGROUND PAPERS

Unless stated otherwise on the attached sheets, there are no background papers.

FURTHER INFORMATION

Detailed information relating to the above Tenders is included on the attached sheets.

John T P Porter
City Architectural Services Officer
7 January 2005

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LEISURE AND ARTS SERVICES COMMITTEE - 17 JANUARY 2005

CLIENT	Leisure and Arts		Leisure and Arts		Leisure and Arts	
PROJECT REFERENCE PROJECT	04-522 Ward Road Gymnasium Upgrading		04-594 Camperdown House Creation of Supplementary Storage Facility		04-505 Camperdown Wildlife Centre New Bear Enclosure	
DESCRIPTION OF WORKS	Upgrading of gymnasium including changing and shower facilities, external repairs and improved access.		Upgrading of existing attic area to form storage accommodation.		Formation of a new bear enclosure 56 x 63 metres bounded partly by existing stone walls and partly by a new heavy duty fence with gates. Both the wall and fence have electrified fencing at the top and bottom. There is a reinforced concrete bear house 14 x 6 metres with space for three bears and a secondary fenced enclosure to allow isolation. Within the main enclosure there is a 3.6 x 6.5 x 2 metre deep swimming pool with beach area, drainage and pump room, viewing zone and landscaping with various surface finishes.	
TOTAL COST	Several Works	£273,156.53	Several Works	£18,500.00	Several Works	£203,028.71
	Allowances	£54,487.00	Allowances	£3,419.00	Allowances	£37,097.00
	TOTAL	£327,643.53	TOTAL	£21,919.00	TOTAL	£240,125.71
FUNDING SOURCE BUDGET PROVISION & PHASING	Leisure and Arts Capital 2004/2005	£65,216.53	Leisure and Arts Capital 2004/2005	£21,919.00	Leisure and Arts Capital 2004/2005 2005/2006	£180,000.00 £60,125.71 TOTAL £240,125.71
ADDITIONAL FUNDING	Balance met from the following:- Common Good Fund 2004/05 Common Good Fund 2005/06 Ward Road Gym Trust Dundee City Council Loan (subject to approval of P&R Committee - see Background Papers) Chief Executive's 2005/06 Capital Budget	£45,000.00 £47,000.00 £85,000.00 £73,000.00 £12,427.00 TOTAL £327,643.53	None			
	Note:- There are continuing discussions regarding VAT implications and dependent on the outcome any balance of funding will be contained within the Chief Executive's Capital Plan.					
REVENUE IMPLICATIONS	None		None		None	
LOCAL AGENDA 21	None		None		Materials from Glasgow Zoo are being re-used on this contract.	
EQUAL OPPORTUNITIES	None		None		None	
TENDERS	Five invited; four received	<i>Received</i> <i>Checked</i>	Negotiated offer		Six invited; five received	<i>Received</i> <i>Checked</i>
	1 Hall & Tawse Ltd., T/A Mansell, Dundee	£291,181.21 £291,132.08	1 Dundee Contract Services	£18,500.00	1 Torith Ltd., Dundee	£225,452.52 £225,255.14
	2 Forman Construction Ltd., Dundee	£291,028.21 £294,855.09			2 Clachan Construction Ltd., Perth	£225,579.25 £225,579.25
	3 Torith Ltd., Dundee	£315,101.74 £315,102.10			3 Muirfield (Contracts) Ltd., Dundee	£254,544.66 £245,248.66
	Highest Tender	£323,121.05			Highest Tender	£264,009.58
RECOMMENDATION	Acceptance of lowest tender subject to savings of £17,975.55 agreed with contractor.		Acceptance of offer		The tenders received were all higher than the budget and negotiations were undertaken with the two lowest tenderers on a range of savings. As a result the most advantageous negotiated offer was agreed with Clachan Construction Ltd. and it is recommended that their revised offer of £203,028.71 is accepted.	
ALLOWANCES	Boiler Controls	£4,000.00	Planning Supervisor	£300.00	Building Warrant	£1,236.00
	Building Warrant	£1,646.00	Professional Services	£3,119.00	Planning Supervisor	£1,534.00
	Planning Supervisor	£1,835.00			Professional Services	£32,782.00
	Professional Services	£47,006.00			Structural Engineering Services	£1,545.00
	TOTAL	£54,487.00	TOTAL	£3,419.00	TOTAL	£37,097.00
SUB-CONTRACTORS	D H Morris Ltd., Dundee Taylor Mechanical Services Ltd., Dundee Angus Decorating Co Ltd., Arbroath McGill Plumbing & Heating Ltd., Dundee D Sangster, Dunfermline	Electrical Heating Painterwork Plumbing Flooring	None		Alba Pools, Blairgowrie Glenfab, Glenrothes Ennstone Thistle Ltd., Monifieth McGill Ltd., Dundee D Cruikshanks, Perth Tay Roofing Service Ltd., Dundee Melvin Bros., Larkhall Angus Decorating Co. Ltd., Arbroath Sidey Ltd., Perth	Pool Metalwork Surfacing Plumbing Electrical Roofing Fencing Painting Glazing
BACKGROUND PAPERS	Report nr 35-2005 being presented to the Policy and Resources Committee on 17 January 2005 which recommends that a loan of £73,000 should be made to Ward Road Gym Trust to enable the redevelopment of Ward Road Gym.		None		None	