

**REPORT TO:** CITY DEVELOPMENT COMMITTEE - 28 NOVEMBER 2011

**REPORT ON:** BALGARTHNO ROAD - NEW PRIMARY SCHOOL (CONTRACT 09-50)

**REPORT BY:** CITY ARCHITECT

**REPORT NO:** 531-2011

## **1 PURPOSE OF REPORT**

- 1.1 This report details tenders received for the above project and requests a decision on the acceptance of the lowest tender and allowances.

## **2 RECOMMENDATION**

- 2.1 It is recommended to approve the acceptance of the lowest tender submitted by Mansell Construction Services Ltd, Perth in the amount of £7,240,558.60 and allowances amounting to £2,375,850.00, giving a total cost of £9,616,408.60.
- 2.2 The Committee are asked to note that the total construction tender submission includes for the addendum tender of £34,761.64 to reflect the internal reorganisation of the classroom block, this occurred during the tender analysis period. Details of this are contained within Appendix 2.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The Director of Finance has stated that the project costs of £9,616,408.60 can be met from the original allowance of £10,200,000 for this project within the Education Department's Capital Plan 2011-2014.

## **4 BACKGROUND**

- 4.1 Reference is made to Article II of the meeting of the Education Committee held on 11 May 2009 when the Committee approved the proposal to build a new schools facility on a site adjacent to the existing St Clement's RC Primary School, to replace St Clement's RC Primary School, Charleston Primary School and Lochee Primary School.
- 4.2 The works comprise the construction of a new build shared school building and a separate Family support centre with a total area of approx 4,960m<sup>2</sup>. The building is constructed of a steel frame with predominantly timber internal leaf of external walls and brick/block/rendered external leaf. External works include demolition of existing St Clement's RC Primary School, car parking, playground, grassed and planted areas.
- 4.3 Reference is also made to Article II of the meeting of the Education Committee held on 23 May 2011 when the Committee approved the award of an enabling works tender contract to Muirfield (Contracts) Ltd Dundee including partial demolition of two classroom from the infant wing of St Clement's RC Primary School, utilities diversions and rerouting of the drainage culvert.

- 4.4 Six firms were invited to submit tenders for the main construction contract and six tenders were received, including the addendum tender, details of the lowest 3 being as follows:

Several Works	Tender Amount	Corrected Amount
1 Mansell Construction Services Ltd, Perth	£7,225,018.62	£7,240,558.60
2 Muirfield (Contracts) Ltd, Dundee	£7,320,930.12	£7,321,092.05
3 Farrans (Construction) Ltd, Livingston	£7,524,981.92	£7,528,151.84
<b>Highest Tender</b>	<b>£8,527,451.54</b>	

- 4.5 The lowest tender is recommended for acceptance and if approved is comprised of the following:

Mansell Construction Services Ltd, Perth £7,240,558.60

Allowance for:

Enabling Works Contract	£520,044	
Loose Furniture and Equipment	£350,000	
Public Art	£15,000	
Decanting Costs	£50,000	
Building Warrant	£17,600	
Planning Fee	£14,500	
Structural and Civil Engineering Services	£94,127	
Thermal Modelling	£6,000	
Construction (Design and Management) Co-ordinator	£18,100	
Professional Services	£724,056	
Utility Surveys and Diversions	£8,923	
Feasibility Studies	£25,000	
Topographical Study and Soil Investigation	£22,500	
Traffic Impact Assessment	£10,000	
Construction Contingencies	£350,000	
Client Contingencies	£150,000	
		<u>£2,375,850.00</u>
<b>Total Project Cost</b>		<b><u>£9,616,408.60</u></b>

- 4.6 The sub-contractors proposed by Mansell Construction Services Ltd, Perth are as noted on Appendix 1.

## 5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

- 5.2 An Equality Impact Assessment has been carried out and will be made available on the Council website: [www.dundee.gov.uk/equanddiv/equimpact/](http://www.dundee.gov.uk/equanddiv/equimpact/).

## **6 CONSULTATIONS**

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and the Director of Education have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 Report 69-2009 to the Education Committee - 26 January 2009.
- 7.2 Report 274-2009 to the Education Committee - 11 May 2009.
- 7.3 Report 228-2011 to the Education Committee - 23 May 2011.

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City Architect

RP/AM/KM

17 November 2011

Dundee City Council  
Dundee House  
Dundee

**APPENDIX 1**

Demolition Works	Gowrie Contracts Ltd, Dundee
Electrical Installation	BBES (Balfour Beatty Engineering Services Ltd,
Glasgow	
Lift Installation	Kone PLC, Edinburgh
Mechanical Installation	BBES (Balfour Beatty Engineering Services Ltd,
Glasgow	
Roller Shutters	Aable Roller Shutters Ltd, Dundee
Rooflights	Lareine Engineering Ltd, Bathgate
Structural Steel	RIM Fabrications Ltd, Kintore, Inverurie
WC Cubicles/Wet Wall panels	Lamart Ltd, Dundee

**APPENDIX 2****ADDENDUM TENDER FOR CHANGE TO INTERNAL CLASSROOM LAYOUT**

At the tender analysis stage it was identified that due to a change in the number of pupils per class requirement, an additional four classrooms were required. This has resulted in a reorganisation of the layout within the two storey classroom block and an addendum document quantifying these changes was prepared and issued to the tenderers to be priced in line with their submitted tenders, details of the overall lowest 3 being as follows. The Tender Amounts noted in 4.4 include these works:

<b>Contractor</b>	<b>Addendum Amount</b>
Mansell Construction Services Ltd, Perth	£34,761.64
Muirfield (Contracts) Ltd, Dundee	£36,900.03
Farrans (Construction) Ltd, Livingston	£36,650.71
<b>Highest Amount</b>	<b>£39,309.91</b>