

**REPORT TO: Leisure, Arts & Communities Committee - 23 November 2009**

**REPORT ON: Tenders Received for Dundee Contemporary Arts - Heating Works**

**REPORT BY: City Architectural Services Officer**

**REPORT NO: 578-2009**

## **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:

<b>Project Reference</b>	<b>Project</b>	<b>Contractor</b>	<b>Tender Amount</b>	<b>Total Amount</b>	<b>Finance Available</b>
09-5392	Dundee Contemporary Arts - Heating Works	Taylor Mechanical Services Ltd., Dundee	£16,243.00	£18,845.00	£18,845.00

## **FINANCIAL IMPLICATIONS**

The Director of Finance has confirmed that funding for the above projects is available as detailed on the attached sheets.

## **POLICY IMPLICATIONS**

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

## **CONSULTATIONS**

The Client Department has been consulted with regard to policy implications and the Chief Executive, Deputy Chief Executive (Support Services) and Director of Finance have also been consulted in the preparation of this report. Any issues are detailed on the attached sheets.

## **BACKGROUND INFORMATION**

There are health and safety concerns with the stainless steel heated floor panel in the cafe area of the Dundee Contemporary Arts - the surface temperature of the floor plate is high and can under certain circumstances cause burns on exposed skin. As a result of this the heating can no longer be operational during opening hours and therefore requires additional control. There is also a perceived problem of draught in the same area. This report recommends a phased approach to this upgrading with initially the installation of a blending unit to lower the operating temperature of the floor plate and improvements to the fan convectors to supplement the floor panel system and provide the required comfort level for staff and users. Once this work has been carried out the comfort levels will be monitored for a three month period, at the end of which the second phase of the works, the provision of a hot air door curtain will be considered. This second phase may not be necessary and if not required will result in a saving of approximately £5,000.

In this case the work is the responsibility of the City Council in terms of the lease.

## **FURTHER INFORMATION**

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

**Rob Pedersen**  
**City Architectural Services Officer**  
**16 November 2009**

**578-2009**

LEISURE, ARTS AND COMMUNITIES COMMITTEE - 23 NOVEMBER 2009

<b>CLIENT</b>	Leisure & Communities		
<b>PROJECT REFERENCE</b>	09-5392		
<b>PROJECT</b>	Dundee Contemporary Arts		
<b>DESCRIPTION OF WORKS</b>	Heating Works The works comprise phased heating improvements to the public area level 3 as required to address the health and safety issues and re-establish an acceptable level of comfort for users and staff (see also Background Information on the front page of this report).		
<b>TOTAL COST</b>	Several Works	£16,243.00	
	Allowances	£2,602.00	
	<b>TOTAL</b>	<b>£18,845.00</b>	
<b>FUNDING SOURCE</b>	Capital		
<b>BUDGET PROVISION &amp; PHASING</b>	2009/2010	£18,845.00	
<b>ADDITIONAL FUNDING</b>	None		
<b>REVENUE IMPLICATIONS</b>	None		
<b>POLICY IMPLICATIONS</b>	There are no major issues.		
<b>CONSULTATIONS</b>	There are no major issues.		
<b>TENDERS</b>	Three invited; three received	<i>Received</i>	<i>Checked</i>
	1 Scan Building Services Ltd., Dundee	£15,000.00	£18,609.56
	2 Taylor Mechanical Services Ltd., Dundee	£16,243.00	£16,243.00
	3 Jaydee Heating and Electrical, Dundee	£18,330.00	£18,330.00
<b>RECOMMENDATION</b>	Acceptance of lowest corrected tender		
<b>ALLOWANCES</b>	Professional Services	£2,602.00	
	<b>TOTAL</b>	<b>£2,602.00</b>	
<b>SUB-CONTRACTORS</b>	MCE Scotland Ltd., Dundee Bruce Jamieson Electrical Contractors, Dundee Satchwell Control Systems Ltd., Glasgow Angus Insulation Ltd., Montrose RG Cumming, Dundee Land & Building Services Ltd., Dundee	Controls Electrical Work Controls Insulation Painter Work Builder Work	
<b>BACKGROUND PAPERS</b>	None		