

REPORT TO: CITY DEVELOPMENT COMMITTEE

REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY

REPORT BY: HEAD OF DESIGN AND PROPERTY

REPORT NO: 138-2020

1 PURPOSE OF REPORT

- 1.1 This report details tenders received and requests a decision on acceptance thereof. Acceptance allows detailed planning to take place, but work on-site will not commence until Scottish Government guidance on Covid-19 confirms that it is acceptable.

2 RECOMMENDATION

- 2.1 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.

Architects Projects

Project Reference	Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
19-6027	- Craigiebarns Primary School - Windows Screens and Doors - Phase 1	Construction Services	£44,910.50	£8,600.00	£53,510.50
19-6028	- Craigiebarns Primary School - Windows Screens and Doors - Phase 2	Construction Services	£37,044.94	£7,300.00	£44,344.94
19-6019	- St Fergus Primary School - Toilet Upgrades	Construction Services	£84,670.54	£15,500.00	£100,170.54
19-6013	- St Fergus Primary School - Window Replacement Phase 3	Construction Services	£100,420.68	£19,000.00	£119,420.68
19-6015	- Forthill Primary School - Window Replacement Assembly Hall	Construction Services	£110,851.65	£21,000.00	£131,851.65
19-6009	- St Ninians Primary School - Window Replacement	Construction Services	£83,767.55	£15,000.00	£98,767.55
19-6022	- Eastern Primary School - Upgrades to Male and Female WCs	Construction Services	£85,380.31	£15,500.00	£100,880.31
19-6033	- Craigiebarns Primary School - Refurbishment of Male and Female WCs	Construction Services	£59,706.10	£11,000.00	£70,706.10
19-6025	- SS Peter and Pauls PS - Toilet Upgrades	Construction Services	£35,646.99	£7,000.00	£42,646.99
19-6016	- St John's HS - Dining Hall - Flat Roof Replacement	Construction Services	£85,532.47	£15,500.00	£101,032.47
19-6024	- St Ninians Primary School - Slabs and Footpath Work in Playground	Construction Services	£36,485.74	£6,250.00	£42,735.74
19-6006	- Rockwell Learning Centre - Window Refurbishment	Construction Services	£70,668.00	£13,000.00	£83,668.00
19-6043	- Craigiebarns Nursery - Upgrade of Utility Room	Construction Services	£19,647.75	£5,800.00	£25,447.75

Project Reference Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
19-6044 - Forthill Primary School - Minor Alterations to Nursery Unit	Construction Services	£10,588.57	£2,800.00	£13,388.57
19-6021 - Clepington Primary School - Replacement of Stairwell Fire Doors	Construction Services	£132,026.50	£23,500.00	£155,526.50
18-52057 - Various Properties - Service and Maintenance of Kitchen Canopies, Ductwork, Extract Ventilation and Insectocutors.	Chillforce Ltd	£106,696.00	£10,000.00	£116,696.00

Engineers Projects

Project Reference Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
P19700 Former Lochee Child & Family Centre Peel Street – Demolition	Dem-Master	£56,705.00	£24,770.50	£81,475.50
P19731 St Johns High School Pool Under Croft Remedial Works to structure	Anderson Specialist Contracting Ltd	£16,263.00	£9,500.00	£25,763.00

3 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has confirmed that funding for the above projects is available as detailed on the attached sheet.

4 POLICY IMPLICATIONS

- 4.1 This Report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

5 CONSULTATIONS

- 5.1 The Council Management Team were consulted in the preparation of this report.

6 BACKGROUND PAPERS

- 6.1 None.

7 FURTHER INFORMATION

- 7.1 Detailed information relating to the above Tenders is included on the attached sheet. To ensure Best Value, the construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report: 216-2018 – Corporate Procurement Strategy 2018-2020;
- b Report: 356-2009 - Construction Procurement Policy; and
- c Standing Orders - Tender Procedures of the Council.

All tenders are checked by professionally qualified officers of the appropriate construction discipline to ensure that the recommended offers represent Best Value.

In view of the timescales involved this report was approved by the Executive Director of City Development in consultation with the Convener of the City Development Committee, Labour Group Spokesperson, Conservative Group Spokesperson, Liberal Democrat Group Spokesperson, the Independent Member and the Lord Provost.

Robin Presswood

Executive Director of City Development

Date 27 May 2020

Alan Ross

Convener of City Development Committee

Date 27 May 2020

Richard McCready

Labour Group Spokesperson

Date 29 May 2020

Derek Scott

Conservative Group Spokesperson

Date 1 June 2020

Fraser Macpherson

Liberal Democrat Group Spokesperson

Date 27 May 2020

Gregor Murray

Independent Member

Date 29 May 2020

Ian Borthwick

Lord Provost

Date 27 May 2020

NM/IS/CM/KM

11 May 2020

Dundee City Council
Dundee House
Dundee

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6027 Craigiebarns Primary School - Windows Screens and Doors - Phase 1 Replacement of Doors, Screens and Windows to 7 number areas in Phase 1 at Craigiebarns Primary School.	196028 Craigiebarns Primary School - Windows Screens and Doors - Phase 2 Replacement of Doors, Screens and Windows to 8 number areas in Phase 2 at Craigiebarns Primary School.
ESTIMATED START AND COMPLETION DATES	Start June 2020 Complete August 2020	Start June 2020 Complete August 2020
TOTAL COST	Several Works Allowances Total	Several Works Allowances Total
	£44,910.50 <u>£8,600.00</u> <u>£53,510.50</u>	£37,044.94 <u>£7,300.00</u> <u>£44,344.94</u>
FUNDING SOURCE	Capital Plan- Service Provision - Structural Improvements and Property Upgrades	Capital Plan - Service Provision - Structural Improvements and Property Upgrades
BUDGET PROVISION & PHASING	2019/2020 2020/2021	2019/2020 2020/2021
	£5,668.00 <u>£47,842.50</u> <u>£53,510.50</u>	£4,153.00 <u>£40,191.94</u> <u>£44,344.94</u>
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract. <u>Contractors</u> Construction Services	Negotiated contract. <u>Contractors</u> Construction Services
	<u>Tender</u> £44,910.50	<u>Tender</u> £37,044.94
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services Other Allowances Total	Professional Services Other Allowances Total
	£7,600.00 <u>£1,000.00</u> <u>£8,600.00</u>	£6,300.00 <u>£1,000.00</u> <u>£7,300.00</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6019 St Fergus Primary School - Toilet Upgrades Complete upgrade to existing 2 number toilets in St Fergus Primary School. New sanitaryware, cubicles, vanity units, electrical work, painterwork, flooring and decorations.	19-6013 St Fergus Primary School - Window Replacement Phase 3 Replacement of windows, screens & doors to the single storey block at St Fergus Primary School, including replacement of vertical blinds.
ESTIMATED START AND COMPLETION DATES	Start June 2020 Complete August 2020	Start June 2020 Complete August 2020
TOTAL COST	Several Works Allowances Total	Several Works Allowances Total
	£84,670.54 <u>£15,500.00</u> <u>£100,170.54</u>	£100,420.68 <u>£19,000.00</u> <u>£119,420.68</u>
FUNDING SOURCE	Capital Plan - Service Provision - Toilet Upgrades	Capital Plan - Service Provision - Window Replacement
BUDGET PROVISION & PHASING	2019/2020 2020/2021	2020/2021
	£9,195.00 <u>£90,975.54</u> <u>£100,170.54</u>	£119,420.68
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract. Contractors Construction Services	Negotiated contract. Contractors Construction Services
	Tender £84,670.54	Tender £100,420.68
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services Other Allowances Total	Professional Services Other Allowances Total
	£14,500.00 <u>£1,000.00</u> <u>£15,500.00</u>	£18,000.00 <u>£1,000.00</u> <u>£19,000.00</u>
SUB-CONTRACTORS	None	Gowrie Contracts - Asbestos Removal Sidey Solutions - Windows Discovery Blinds and Shutters - Blinds
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6022 Eastern Primary School - Upgrades to Male and Female WCs New cubicles, sanitaryware, electrical work, flooring and decoration to toilets at Eastern Primary School.	19-6033 Craigiebarns Primary School - Refurbishment of Male and Female WCs New cubicles, sanitaryware, electrical work, flooring and decoration to toilets at Craigiebarns Primary School.
ESTIMATED START AND COMPLETION DATES	Start June 2020 Complete August 2020	Start June 2020 Complete August 2020
TOTAL COST	Several Works £85,380.31 Allowances <u>£15,500.00</u> Total <u>£100,880.31</u>	Several Works £59,706.10 Allowances <u>£11,000.00</u> Total <u>£70,706.10</u>
FUNDING SOURCE	Capital Plan - Service Provision - Toilet Upgrades	Capital Plan - Service Provision - Toilet Upgrades
BUDGET PROVISION & PHASING	2020/2021 £100,880.31	2020/2021 £70,706.10
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract. Contractors Tender Construction Services £85,380.31	Negotiated contract. Contractors Tender Construction Services £59,706.10
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £14,500.00 Other Allowances <u>£1,000.00</u> Total <u>£15,500.00</u>	Professional Services £10,000.00 Other Allowances <u>£1,000.00</u> Total <u>£11,000.00</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6024 St Ninians Primary School - Slabs and Footpath Work in Playground Removal of existing paving slabs and decorative stonework to existing footpath, re-grading and the installation of new paving slabs to form new footpath. Works will include alteration of existing or installation of new drainage system as required.	19-6006 Rockwell Learning Centre - Window Refurbishment Refurbishment of 87Nr external sash and case windows to the South elevations of the building.
ESTIMATED START AND COMPLETION DATES	Start June 2020 Complete August 2020	Start June 2020 Complete August 2020
TOTAL COST	Several Works £36,485.74 Allowances <u>£6,250.00</u> Total <u>£42,735.74</u>	Several Works £70,668.00 Allowances <u>£13,000.00</u> Total <u>£83,668.00</u>
FUNDING SOURCE	Capital Plan - Service Provision - Structural Improvements & Property Upgrades	Capital Plan - Service Provision - Window Replacement
BUDGET PROVISION & PHASING	2020/2021 £42,735.74	2020/2021 £83,668.00
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract. Contractors Tender Construction Services £36,485.74	Negotiated contract. Contractors Tender Construction Services £70,668.00
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services <u>£6,250.00</u> Total <u>£6,250.00</u>	Professional Services £12,000.00 Other Allowances <u>£1,000.00</u> Total <u>£13,000.00</u>
SUB-CONTRACTORS	Dundee Plant - Groundworks	None
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6043 Craigiebarns Nursery - Upgrade of Utility Area Upgrading of existing utility area with replacement base and wall units, replacement sinks and alterations to existing mechanical and electrical services.	19-6044 Forthill Primary School – Minor Alteration to the Nursery Unit Minor alterations to the layout of the nursery unit including the formation of a new door opening.
ESTIMATED START AND COMPLETION DATES	June 2020 August 2020	June 2020 August 2020
TOTAL COST	Several Works £19,647.75 Allowances <u>£5,800.00</u> Total <u>£25,447.75</u>	Several Works £10,588.57 Allowances <u>£2,800.00</u> Total <u>£13,388.57</u>
FUNDING SOURCE	Capital Plan - Early Learning & Childcare 1140 Expansion Budget.	Capital Plan - Early Learning & Childcare 1140 Expansion Budget.
BUDGET PROVISION & PHASING	2020/2021 £25,447.75	2020/2021 £13,388.57
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract. Contractors Tender Construction Services £19,647.75	Negotiated contract. Contractors Tender Construction Services £10,588.57
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £3,300.00 Allowances <u>£2,500.00</u> Total <u>£5,800.00</u>	Professional Services £1,800.00 Allowances <u>£1,000.00</u> Total <u>£2,800.00</u>
SUB-CONTRACTORS	None	Floor Covering – Westend Flooring
BACKGROUND PAPERS	None	None

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT																								
PROJECT NUMBER PROJECT PROJECT INFORMATION	19-6021 Cleington Primary School - Replacement of Stairwell Fire Doors Replacement of 19Nr sets of existing internal stairwell double doorsets and surrounding fire rated partitions.	18520-57 Various Properties - Service and Maintenance of Kitchen Canopies, Ductwork, Extract Ventilation and Insectocutors. The works comprise the Service and Maintenance of Kitchen Canopies, Ductwork, Extract Ventilation and Insectocutors to 102 properties over a 3 year term contract with the option to extend.																								
ESTIMATED START AND COMPLETION DATES	Start June 2020 Complete August 2020	Start May 2020 End April 2023																								
TOTAL COST	Several Works £132,026.50 Allowances <u>£23,500.00</u> Total <u>£155,526.50</u>	Several Works £106,696.00 Allowances <u>£10,000.00</u> Total <u>£116,696.00</u>																								
FUNDING SOURCE	Capital Plan - Service Provision - Structural Improvements & Property Upgrades	Revenue – Property Health and Safety																								
BUDGET PROVISION & PHASING	2020/2021 £155,526.50	2019/2020 – 2022/2023 £116,696.00																								
ADDITIONAL FUNDING	None	None																								
REVENUE IMPLICATIONS	None	None																								
POLICY IMPLICATIONS	None	None																								
TENDERS	Negotiated contract. Contractors Tender Construction Services £132,026.50	The project was procured through the Public Contracts Scotland Portal, 5 compliant offers were received. Evaluation scores on a cost/quality basis as noted below. <table border="1"> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> <th><u>Quality Ranking</u></th> <th><u>Cost/Quality Ranking</u></th> </tr> </thead> <tbody> <tr> <td>Chillforce Ltd</td> <td>£106,696.00</td> <td>2</td> <td>1</td> </tr> <tr> <td>Vent Clean Services Ltd</td> <td>£61,965.00</td> <td>3</td> <td>2</td> </tr> <tr> <td>Ductclean UK Ltd</td> <td>£174,475.00</td> <td>1</td> <td>3</td> </tr> <tr> <td>Lovats Catering</td> <td>£230,703.00</td> <td>4</td> <td>4</td> </tr> <tr> <td>Overclean Ltd</td> <td>£265,852.50</td> <td>5</td> <td>5</td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>	Chillforce Ltd	£106,696.00	2	1	Vent Clean Services Ltd	£61,965.00	3	2	Ductclean UK Ltd	£174,475.00	1	3	Lovats Catering	£230,703.00	4	4	Overclean Ltd	£265,852.50	5	5
<u>Tenderers</u>	<u>Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>																							
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Overclean Ltd	£265,852.50	5	5																							
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.																								
ALLOWANCES	Professional Services £22,500.00 Other Allowances <u>£1,000.00</u> Total <u>£23,500.00</u>	Professional Services £10,000.00 Total <u>£10,000.00</u>																								
SUB-CONTRACTORS	None	None																								
BACKGROUND PAPERS	None	None																								

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT																																				
PROJECT NUMBER PROJECT PROJECT INFORMATION ESTIMATED START AND COMPLETION DATES	P19700 Former Lochee Child & Family Centre, Peel Street – Demolition Demolition of surplus school including foundations, underbuildings and boilerhouse May 2020 August 2020	P19731 St John's High School Pool Under Croft Remedial Works to Structure. During the School Holiday period, apply coating to protect corroding steel work and the constructing additional supports for structure in under croft. 29. June 2020 12 July 2020																																				
TOTAL COST	Contract £56,705.00 Non Contract Allowances £17,770.50 Fees <u>£7,000.00</u> Total <u>£81,475.50</u>	Contract £16,263.00 Non Contract Allowances £2,000.00 Fees <u>£7,500.00</u> Total <u>£25,763.00</u>																																				
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital Plan – Services Provision – Demolition of Properties and Remediation Works 2019/20 £7,099.71 2020/21 <u>£74,375.79</u> £81,475.50 None	Capital Plan - Service Provision - Structural Improvements & Property Upgrade 2020/2021 £25,763.00 None																																				
REVENUE IMPLICATIONS	None	None																																				
POLICY IMPLICATIONS	None	Building environment. Works to prolong the life of the building for the community.																																				
TENDERS	Tenders were invited from 6 contractors and the following tenders received: <table border="1"> <thead> <tr> <th><u>Contractors</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> </tr> </thead> <tbody> <tr> <td>Dem-master</td> <td>£56,705.00</td> <td></td> </tr> <tr> <td>Reigart Contracts Ltd</td> <td>£63,715.00</td> <td></td> </tr> <tr> <td>Safedem Ltd</td> <td>£69,252.00</td> <td></td> </tr> <tr> <td>Gowrie Contracts Ltd</td> <td>£69,820.00</td> <td>£68,282.00</td> </tr> <tr> <td>Dundee Plant Co Ltd</td> <td>£70,085.00</td> <td>£66,585.00</td> </tr> <tr> <td>Central Demolition Ltd</td> <td>£87,250.00</td> <td></td> </tr> </tbody> </table>	<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>	Dem-master	£56,705.00		Reigart Contracts Ltd	£63,715.00		Safedem Ltd	£69,252.00		Gowrie Contracts Ltd	£69,820.00	£68,282.00	Dundee Plant Co Ltd	£70,085.00	£66,585.00	Central Demolition Ltd	£87,250.00		Tenders were invited from three contractors and the following tenders received: <table border="1"> <thead> <tr> <th><u>Contractor</u></th> <th><u>Tender</u></th> <th><u>Corrected Tender</u></th> <th><u>Quality Ranking</u></th> <th><u>Cost/Quality Ranking</u></th> </tr> </thead> <tbody> <tr> <td>Anderson Specialist Contracting Ltd</td> <td>£16,261.00</td> <td>£16,263.00</td> <td>2</td> <td>1</td> </tr> <tr> <td>Mackenzie Construction Ltd</td> <td>£24,062.80</td> <td></td> <td>1</td> <td>2</td> </tr> </tbody> </table>	<u>Contractor</u>	<u>Tender</u>	<u>Corrected Tender</u>	<u>Quality Ranking</u>	<u>Cost/Quality Ranking</u>	Anderson Specialist Contracting Ltd	£16,261.00	£16,263.00	2	1	Mackenzie Construction Ltd	£24,062.80		1	2
<u>Contractors</u>	<u>Tender</u>	<u>Corrected Tender</u>																																				
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Anderson Specialist Contracting Ltd	£16,261.00	£16,263.00	2	1																																		
Mackenzie Construction Ltd	£24,062.80		1	2																																		
RECOMMENDATION	To accept the lowest tender from Dem-Master.	To accept the tender from Anderson Specialist Contracting Ltd.																																				
ALLOWANCES	Contingencies £ 6,770.50 Asbestos Survey £1,000.00 Public Utilities £10,000.00 Professional Fees £5,000.00 CDM Principal Designer <u>£2,000.00</u> Total <u>£24,770.50</u>	Contingencies £2,000.00 Public Utilities £0.00 Professional Fees £6,500.00 CDM Principal Designer <u>£1,000.00</u> Total <u>£9,500.00</u>																																				
SUB-CONTRACTORS	None	None																																				

BACKGROUND PAPERS	None	None
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