

ITEM No ...4.....

REPORT TO: CITY GROWTH AND INFRASTRUCTURE COMMITTEE – 5 JANUARY 2026
REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 3-2026

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.

Architects Projects - Reference and Description	Contractor
22-544-4 – Dryburgh Orbits – Flat Roofing Replacement – Phase 4	Construction Services
24-534 – Dryburgh Farmhouse – Kitchen and Bathroom Replacements	Construction Services

Engineers Projects - Reference and Description	Contractor
P23621 – Craigie High Demolition	George Beattie & Sons
R3420 District Fund Eliza Street Pocket Place E.I's and Street Furniture Provision	Tayside Contracts

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/RE/KM

11 December 2025

Dundee City Council
Dundee House
Dundee

APPENDIX 1

PROJECT	Dryburgh Orlits – Flat Roofing Replacement – Phase 4	
PROJECT NUMBER	22-544-4	
PROJECT INFORMATION	Flat Roofing Replacements to 9 number properties to complete the Flat Roofing Replacements in Dryburgh Area.	
ESTIMATED START AND COMPLETION DATES	March 2026 June 2026	
TOTAL COST	Contract	£298,722.29
	Non contract allowances	£14,936.11
	Fees	£29,872.29
	Total	£343,530.69
FUNDING SOURCE	Capital Plan 2025-2030 – Build Resilient and Empowered Communities – Housing HRA Element – Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/2026	£119,496.63
	2026/2027	£224,034.06
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Submitted Tender
	Construction Services	£298,722.29
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	Scaffolding – IAS Dundee Ltd (Dundee) TV Aerials – Klas Services (Carnoustie)	
BACKGROUND PAPERS	None.	

PROJECT	Dryburgh Farmhouse – Kitchen and Bathroom Replacements	
PROJECT NUMBER	24-534	
PROJECT INFORMATION	Kitchen and Bathroom Replacements to approximately 31 properties in the Dryburgh Farmhouse area.	
ESTIMATED START AND COMPLETION DATES	March 2026 July 2026	
TOTAL COST	Contract	£528,896.17
	Non contract allowances	£26,444.81
	Fees	<u>£52,889.62</u>
	Total	<u>£608,230.60</u>
FUNDING SOURCE	Capital Plan 2025-2030 – Build Resilient and Empowered Communities – Housing HRA Element – Modern Facilities and Services	
BUDGET PROVISION & PHASING	2025/2026	£169,915.71
	2026/2027	£438,314.89
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Contractor	Submitted Tender
	Construction Services	£528,896.17
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	Flooring – Lawrie Furnishings Ltd (Renfrewshire)	
BACKGROUND PAPERS	None.	

PROJECT	Craigie High Demolition				
PROJECT NUMBER	P23621				
PROJECT INFORMATION	The Demolition of Properties and Remediation Works Sourcing Strategy was approved at Committee in April 2025 (Report 109-2025). Further to this strategy, a procurement exercise was undertaken for the demolition of Craigie High. The most favourable returned tender is greater than the award sums delegated to the Executive Director of City Development, therefore committee approval is required for this contract award.				
ESTIMATED START AND COMPLETION DATES	January 2025 July 2026				
TOTAL COST	Contract				£715,479.12
	Non contract allowances				£134,520.88
	Fees				<u>£50,000.00</u>
	Total				<u>£900,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Deliver Inclusive Economic Growth – Demolition of Properties and Remediation Works Budget Programme For 2025/2026 Financial and Future Financial Years				
BUDGET PROVISION & PHASING	2025/2026 and Previous Years				£400,000.00
	2026/2027				£500,000.00
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	Scotland Excel framework - Demolition & Deconstruction Works (Lot 3)				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	George Beattie	£715,479.12	-	1	1
	Dem-Master	£792,480.00	-	2	2
	Dalton Demolition	£896,500.00	-	2	3
	Central Demolition	£821,725.00	-	4	4
	Safedem	£996,337.00	-	4	5
	David Morton	£1,107,300.00	-	6	6
RECOMMENDATION	To accept the offer from George Beattie & Sons (Glasgow)				
SUB-CONTRACTORS					
BACKGROUND PAPERS	Committee Report 109-2025.				

PROJECT	District Fund Eliza Street Pocket Place E.I's and Street Furniture Provision	
PROJECT NUMBER	R3420	
PROJECT INFORMATION	The work comprises the installation of drop kerbs and resurfacing existing footways, constructing a raised footway across the road, and fitting a 0.60 m galvanised steel trip rail with bollards. Existing footpaths and tree grilles will be removed and replaced, and new street furniture including green Furnitubes will be positioned, planted, and maintained. Additional works comprise new street lighting, bespoke Eurobin enclosures, circular seating, benches, picnic tables, extra tree grilles, and anti-seagull bins at Eliza Street, Dundee.	
ESTIMATED START AND COMPLETION DATES	February 2026 March 2026	
TOTAL COST	Contract	£128,234.00
	Non contract allowances	£17,094.93
	Street Lighting	£11,171.07
	Fees	£13,500.00
	Total	£170,000.00
FUNDING SOURCE	Scottish Government: Transport Scotland Active Travel Investment Fund (Tier 2)	£170,000.00
BUDGET PROVISION & PHASING	2025/2026	£170,000.00
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated contract:	
	Contractor	Total Amount
	Tayside Contracts	£128,234.00
RECOMMENDATION	Accept of offer.	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	