

**ITEM No ...4.....**

**REPORT TO: NEIGHBOURHOOD REGENERATION, HOUSING AND ESTATE  
MANAGEMENT COMMITTEE – 3 MARCH 2025**

**REPORT ON: TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY**

**REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT**

**REPORT NO: 60-2025**

**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.

<b>Architects Projects - Reference and Description</b>	<b>Contractor</b>
23-504 - Mill O Mains Sheltered Complex - Laundry Room Upgrade	Construction Services
22-544-3 – Dryburgh Flat Roofing Replacement Phase 3	Construction Services
23-544 – Menzieshill 4 <sup>th</sup> Development – Window Replacement	Construction Services
24-509 – Midmill and West Kirkton Heating Upgrades	Construction Services

<b>Engineers Projects - Reference and Description</b>	<b>Contractor</b>
R4159 - 58-68 Dunmore Street Environmental Improvements	Dundee Plant Company Ltd
R4261 - Lochee Fencing Works	Tayside Contracts
R3006 - Ulverston Terrace Environmental Improvements Phase 3	Dundee Plant Company Ltd
R4231 - Housing lockups and garage demolition works	Safedem

**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 BACKGROUND PAPERS**

5.1 None.

**6 POLICY IMPLICATIONS**

6.1 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.

**7 CONSULTATIONS**

7.1 The Council Leadership Team were consulted in the preparation of this report.

Neil Martin  
Head of Design and Property

Robin Presswood  
Executive Director of City Development

NM/SM

18 February 2025

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

PROJECT	Mill O Mains Sheltered Complex - Laundry Room Upgrade	
PROJECT NUMBER	23-504	
PROJECT INFORMATION	The works comprises upgrade of storage solutions and new basin in laundry room; Upgrade of storage solutions, desks and electrical works in office; and upgrade of storage solutions in lounge.	
ESTIMATED START AND COMPLETION DATES	Project start May 2025 Project Completion June 2025	
TOTAL COST	Contract	£18,058.53
	Non-contract allowances	£1,000.00
	Fees	£1,986.43
	Total	<u>£21,044.96</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Sheltered Lounge Upgrades	
BUDGET PROVISION & PHASING	2024/2025	£5,500.00
	2025/2026	£15,544.96
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£18,058.53
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None.	

<b>PROJECT</b>	Dryburgh Flat Roofing Replacement - Phase 3	
<b>PROJECT NUMBER</b>	22-544-3	
<b>PROJECT INFORMATION</b>	The works comprise of the Flat Roofing Replacements to 34 number properties within the Dryburgh area.	
<b>ESTIMATED START AND COMPLETION DATES</b>	Project start - May 2025 Project Completion - March 2026	
<b>TOTAL COST</b>	Contract Non-contract allowances Fees Total	£1,111,322.50 £30,000.00 <u>£115,000.00</u> <u>£1,256,322.50</u>
<b>FUNDING SOURCE</b>	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Free From Serious Disrepair – Roofs	
<b>BUDGET PROVISION &amp; PHASING</b>	2024/2025 2025/2026	£2589.30 £1,253,733.20
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	<b>Contractor</b>  Construction Services	<b>Tender Amount</b>  £1,111,322.50
<b>RECOMMENDATION</b>	To accept the offer from Construction Services	
<b>SUB-CONTRACTORS</b>	Scaffolding – IAS Dundee Ltd (DUNDEE) TV Aerial and Satellite Dish – John Ross Smart Home Solution (PERTH)	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Menzieshill 4 <sup>th</sup> Development – Window Replacement	
<b>PROJECT NUMBER</b>	23-544	
<b>PROJECT INFORMATION</b>	The works comprise of Window Replacements to 72 properties within the Menzieshill 4 <sup>th</sup> Development.	
<b>ESTIMATED START AND COMPLETION DATES</b>	Project start June 2025 Project Completion October 2025	
<b>TOTAL COST</b>	Contract	£762,248.93
	Non-contract allowances	£20,000.00
	Fees	<u>£85,000.00</u>
	Total	<u>£867,248.93</u>
<b>FUNDING SOURCE</b>	Capital Plan 2025-2030 - Build Resilient and Empowered Communities – Housing HRA Element - Free From Serious Disrepair – Windows	
<b>BUDGET PROVISION &amp; PHASING</b>	2023/2024	£513.00
	2024/2025	£15,000.00
	2025/2026	£851,735.93
<b>ADDITIONAL FUNDING</b>	None.	
<b>REVENUE IMPLICATIONS</b>	None.	
<b>POLICY IMPLICATIONS</b>	There are no major issues.	
<b>TENDERS</b>	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£762,248.93
<b>RECOMMENDATION</b>	To accept the offer from Construction Services	
<b>SUB-CONTRACTORS</b>	Scaffolding – Form Access Ltd (BROXBURN) TV Aerial and Satellite Dish – John Ross Smart Home Solution (PERTH)	
<b>BACKGROUND PAPERS</b>	None.	

<b>PROJECT</b>	Midmill and West Kirkton Development – Heating Upgrades	
PROJECT NUMBER	24-509	
PROJECT INFORMATION	The works comprise the Heating Upgrades and various additional works including new radiators and consumer units to approximately 31 houses in the Midmill and West Kirkton area.	
ESTIMATED START AND COMPLETION DATES	Project start - May 2025 Project Completion - July 2025	
TOTAL COST	Contract	£279,773.54
	Non-contract allowances	£8,000.00
	Fees	<u>£28,000.00</u>
	Total	<u>£315,773.54</u>
FUNDING SOURCE	Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero Emissions by 2045 – Housing HRA Element – Energy Efficiency	
BUDGET PROVISION & PHASING	2024/2025	£6792.45
	2025/2026	£308,981.09
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b>	<b>Tender Amount</b>
	Construction Services	£279,773.54
RECOMMENDATION	To accept the offer from Construction Services	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	58-68 Dunmore Street Environmental Improvements				
PROJECT NUMBER	R4159				
PROJECT INFORMATION	The works comprise improvements to the front and rear gardens of 58-68 Dunmore Street. The works typically include new fencing, resurfacing of gardens, resurfacing of footways, landscaping, installation of new access gates, and steps.				
ESTIMATED START AND COMPLETION DATES	March 2025 May 2025				
TOTAL COST	Contract			£134,785.76	
	Non contract allowances			£13,214.24	
	Fees			£17,500.00	
	Total			£165,500.00	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair			£165,500.00	
BUDGET PROVISION & PHASING	2024/2025			£35,000.00	
	2025/2026			£130,000.00	
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	The Tenderers have been chosen through a competitive selection procedure. Five Tenderers were invited to quote with the following returns received.				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	Dundee Plant	£134,785.76	-	3	1
	SDB Contract	£202,057.94	-	2	2
	Kilmac Ltd	£209,446.36	-	1	3
RECOMMENDATION	To accept the tender with highest ranking for cost/quality from Dundee Plant Company Ltd (Dundee).				
SUB-CONTRACTORS	None				
BACKGROUND PAPERS	None.				

PROJECT	Lochee Fencing Works		
PROJECT NUMBER	R4261		
PROJECT INFORMATION	These works include fence and maintenance works at 102-108 Dunholm Road. and 44 Lansdowne Square. Also, the removal of a redundant wall at boundary of Lansdowne Court Car Park.		
ESTIMATED START AND COMPLETION DATES	March 2025 April 2025		
TOTAL COST	Contract	£42,738.00	
	Non contract allowances	£11,762.00	
	Fees	£15,500.00	
	Total	<u>£70,000.00</u>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair		
BUDGET PROVISION & PHASING	2024/2025 -	£50,000.00	
	2025/2026 -	<u>£20,000.00</u>	
	Total	<u>£70,000.00</u>	
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Negotiated contract		
	<b>Contractor</b>	<b>Tender Amount</b>	
	Tayside Contracts	£42,738.00	
RECOMMENDATION	Acceptance of offer.		
SUB-CONTRACTORS	None.		
BACKGROUND PAPERS	None.		



PROJECT	Ulverston Terrace Environmental Improvements Phase 3				
PROJECT NUMBER	R3006				
PROJECT INFORMATION	The works comprise improvements to the front gardens and footways of 7, 9, 11, 15 and 17 Ulverston Terrace and 1, 3, 5, 7, 9, 11, 15 and 17 Kendal Avenue. The works typically include new fencing, resurfacing of gardens and driveways, resurfacing of footways and carriageways, landscaping, installation of new access ramps and improved drainage.				
ESTIMATED START AND COMPLETION DATES	March 2025 June 2025				
TOTAL COST	Contract				£190,822.77
	Non contract allowances				£16,677.23
	Fees				<u>£27,500.00</u>
	Total				<u>£235,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair				£235,000.00
BUDGET PROVISION & PHASING	2024/2025				£45,000.00
	2025/2026				<u>£190,000.00</u>
					<u>£235,000.00</u>
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	The Tenderers have been chosen through a competitive selection procedure. Five Tenderers were invited to quote with the following returns received.				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	Dundee Plant Ltd	£190,822.77		1	1
	T N Gilmartin Ltd	£197,847.19		1 (equal)	2
	SDB Contracts Ltd	£216,873.45		1 (equal)	3
RECOMMENDATION	To accept the tender with highest ranking for cost/quality from Dundee Plant Company Ltd (Dundee).				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				

PROJECT	Housing lockups and garage demolition works																			
PROJECT NUMBER	R4231																			
PROJECT INFORMATION	Works to demolish and clear sites of housing lockups and garages at Deveron Crescent, Forth Place and Foggyley Place identified as surplus due to condition.																			
ESTIMATED START AND COMPLETION DATES	February 2025 March 2025																			
TOTAL COST	Contract Non contract allowances Fees Total				£53,478.00 £8,522.00 <u>£8,000.00</u> <u>£70,000.00</u>															
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair: Demolitions																			
BUDGET PROVISION & PHASING	2024/2025 2025/2026				£9,000.00 £61,000.00															
ADDITIONAL FUNDING	None.																			
REVENUE IMPLICATIONS	None.																			
POLICY IMPLICATIONS	There are no major issues.																			
TENDERS	<table><tr><td>Contractor</td><td>Submitted Tender</td><td>Corrected Tender</td><td>Quality Ranking</td><td>Cost/Quality Ranking</td></tr><tr><td>Central Demolition</td><td>£58,155.00</td><td>-</td><td>2</td><td>2</td></tr><tr><td>Safedem</td><td>£53,478.00</td><td>-</td><td>1</td><td>1</td></tr></table>					Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking	Central Demolition	£58,155.00	-	2	2	Safedem	£53,478.00	-	1	1
Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking																
Central Demolition	£58,155.00	-	2	2																
Safedem	£53,478.00	-	1	1																
RECOMMENDATION	To accept the tender with the highest ranking for cost/quality from Safedem (Dundee)																			
SUB-CONTRACTORS	None.																			
BACKGROUND PAPERS	None.																			