

**ITEM No ...9.....**

**REPORT TO:** NEIGHBOURHOOD, HOUSING AND COMMUNITIES COMMITTEE –  
27 OCTOBER 2025

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

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

**REPORT NO:** 284-2025

**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>Engineers Projects - Reference and Description</b>	<b>Contractor</b>
R3008 Euro Bin Store Replacement – Phase 5 Dochart Terrace	SDB Contracts Ltd
R4212 1-6 Sandeman Place Steps Replacement	SDB Contracts Ltd
R4308 Foggyley Place Lockups Post Demolition Treatment – Environmental Improvements and Car Parking Provision	Tayside Contracts

<b>Architects Projects - Reference and Description</b>	<b>Contractor</b>
4-536-1 – Camperdown 5th Development – Window and Door Replacement	Construction Services
24-536-2 – Craigiebank 3rd Development – Window and Door Replacement	Construction Services
24-536-3 – Craigiebank 2nd Development – Window and Door Replacement	Construction Services
24-536-4 – Harcourt and Paterson Street – Window Replacement	Construction Services
24-536-5 – Hilltown 1st Development – Window Replacement	Construction Services
24-536-6 – Hilltown 2nd Development – Window Replacement	Construction Services
24-536-8 – Lawton 2nd Development – Window and Door Replacement	Construction Services
24-536-11 – St Marys 5th Development – Window and Door Replacement	Construction Services
24-536-14 – Menzieshill 1st Development – Window Replacement	Construction Services

**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/SM

3 October 2025

Dundee City Council  
Dundee House  
Dundee

**APPENDIX 1**

PROJECT	Euro Bin Store Replacement – Phase 5 Dochart Terrace				
PROJECT NUMBER	R3008				
PROJECT INFORMATION	The works comprise the replacement of 8 existing brick bin enclosures with new steel enclosures to house Euro Bins at the following addresses: 145-159, 209-219, 163-175, 221-231, 177-191, 233-243,193-207 and 245-255 Dochart Terrace. Works also include new drop kerbs and footway resurfacing associated with the installation works.				
ESTIMATED START AND COMPLETION DATES	November 2025 March 2026				
TOTAL COST	Contract				£178,345.92
	Non contract allowances				£12,154.08
	Fees				<u>£25,500.00</u>
	Total				<u>£216,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030 – Building Resilient Empowered Communities, Housing HRA Element – Walls			£216,000.00	
BUDGET PROVISION & PHASING	2025/2026			£216,000.00	
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	Mini competition				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	SDB Contracts Ltd	£178,345.92	-	1	1
	Dundee Plant Ltd	£237,737.34	-	2	2
RECOMMENDATION	To accept the tender with highest ranking score for cost and quality from SDB Contracts Ltd				
SUB-CONTRACTORS	None				
BACKGROUND PAPERS	None.				

PROJECT	1-6 Sandeman Place Steps Replacement				
PROJECT NUMBER	R4212				
PROJECT INFORMATION	The work comprises the replacement of existing 6 set of steps with precast concrete steps with galvanised handrails and resurfacing exiting block entrance footpaths at 1-6 Sandeman Place, Dundee.				
ESTIMATED START AND COMPLETION DATES	November 2025 February 2026				
TOTAL COST	Contract				£94,353.16
	Non contract allowances				£10,146.84
	Fees				£17,500.00
	Total				<u>£122,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair				£122,000.00
BUDGET PROVISION & PHASING	2025/2026				£122,000.00
ADDITIONAL FUNDING	None.				
REVENUE IMPLICATIONS	None.				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	Mini competition				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	SDB Contracts Ltd	£94,353.16	-	1	1
	Tayside Contracts	£104,597.04	-	2	2
RECOMMENDATION	To accept the tender with highest score for cost and quality from SDB Contracts Ltd				
SUB-CONTRACTORS	None.				
BACKGROUND PAPERS	None.				

PROJECT	Foggyley Place Lockups Post Demolition Treatment – Environmental Improvements and Car Parking Provision	
PROJECT NUMBER	R4308	
PROJECT INFORMATION	The work comprises the construction of 4nrs. of parking bays at the footprint of the recently demolished lockups, construction of additional 27 parking bays to ease on street parking, provision of EV Chargers, Euro Bins enclosure, street lighting and landscaping work at Foggyley Place, Dundee.	
ESTIMATED START AND COMPLETION DATES	November 2025 February 2026	
TOTAL COST	Contract Non contract allowances Street Lighting EV Charger Fees Total	£151,340.54 £14,422.78 £18,601.81 £24,134.87 £22,500.00 <u>£231,000.00</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing, HRA Element, Free From Serious Disrepair £231,000.00	
BUDGET PROVISION & PHASING	2025/2026 £231,000.00	
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated contract:  <b>Contractor</b> <b>Total Amount</b> Tayside Contracts £151,340.54	
RECOMMENDATION	Accept of offer.	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Camperdown 5 <sup>th</sup> Development – Window and Door Replacement		
PROJECT NUMBER	24-536-1		
PROJECT INFORMATION	<p>Replace existing windows and doors with new uPVC, fully reversible, triple glazed window units and composite doors. This includes renewing internal cills and architraves, along with all necessary decoration. 15 Number Properties.</p> <p>The area included in the works is Gourdie Terrace, Gourdie Street, Gourdie Road and Balgarthno Street.</p>		
ESTIMATED START AND COMPLETION DATES	<p>Start - January 2026</p> <p>Completion – February 2026</p>		
TOTAL COST	Contract	£174,747.06	
	Non contract allowances	£8,737.35	
	Fees	<u>£17,474.71</u>	
	Total	<u>£200,959.12</u>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair		
BUDGET PROVISION & PHASING	2025/2026	£200,959.12	
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	<p>Contractor - Construction Services</p> <p><b>Contractor</b> <b>Submitted Tender</b></p> <p>Construction Services £174,747.06</p>		
RECOMMENDATION	To accept the offer from Construction Services.		
SUB-CONTRACTORS	N/A		
BACKGROUND PAPERS	None.		

PROJECT	Craigiebank 3 <sup>rd</sup> Development – Window and Door Replacement	
PROJECT NUMBER	24-536-2	
PROJECT INFORMATION	<p>Replace existing windows and doors with new uPVC, fully reversible, triple glazed window units and composite doors. This includes renewing internal cills and architraves, along with all necessary decoration. 77 Number properties.</p> <p>The area included in the works is Gannochie Terrace, Balcavies Avenue, Greendykes Road, Craigie Avenue, Noran Avenue and Arbroath Road.</p>	
ESTIMATED START AND COMPLETION DATES	<p>Start – March 2026</p> <p>Completion – August 2026</p>	
TOTAL COST	<p>Contract</p> <p>Non contract allowances</p> <p>Fees</p> <p>Total</p>	<p>£737,178.14</p> <p>£36,858.91</p> <p><u>£73,717.81</u></p> <p><u>£847,754.86</u></p>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair	
BUDGET PROVISION & PHASING	<p>2025/2026</p> <p>2026/2027</p>	<p>£169,550.97</p> <p>£678,203.89</p>
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<p>Contractor - Construction Services</p> <p><b>Contractor</b></p> <p>Construction Services</p>	<p><b>Submitted Tender</b></p> <p>£737,178.14</p>
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

PROJECT	Craigiebank 2 <sup>nd</sup> Development – Window and Door Replacement	
PROJECT NUMBER	24-536-3	
PROJECT INFORMATION	<p>Replace existing windows and doors with new uPVC, fully reversible, triple glazed window units and composite doors. This includes renewing internal cills and architraves, along with all necessary decoration. 32 Number properties.</p> <p>The area included in the works is Gannochie Terrace, Balgavies Avenue and Greendykes Road.</p>	
ESTIMATED START AND COMPLETION DATES	<p>Start - January 2026</p> <p>Completion – March 2026</p>	
TOTAL COST	<p>Contract £297,961.40</p> <p>Non contract allowances £14,898.07</p> <p>Fees <u>£29,796.14</u></p> <p>Total <u>£342,655.61</u></p>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/2026	£342,655.61
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<p>Contractor - Construction Services</p> <p><b>Contractor</b></p> <p>Construction Services</p>	<p><b>Submitted Tender</b></p> <p>£297,961.40</p>
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	



PROJECT	Harcourt and Paterson Street Development – Window Replacement		
PROJECT NUMBER	24-536-4		
PROJECT INFORMATION	Replace existing flat windows with new uPVC, fully reversible, triple-glazed window units and existing communal stairwell windows with new uPVC, fully reversible, double-glazed units. This includes renewing internal cills and architraves, along with all necessary decoration. 5 Number properties. The area included in the works is Harcourt Street and Paterson Street.		
ESTIMATED START AND COMPLETION DATES	Start – February 2026 Completion – March 2026		
TOTAL COST	Contract	£46,569.63	
	Non contract allowances	£2,328.48	
	Fees	£4,656.96	
	Total	<u>£53,555.07</u>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair		
BUDGET PROVISION & PHASING	2025/2026	£53,555.07	
ADDITIONAL FUNDING	None.		
REVENUE IMPLICATIONS	None.		
POLICY IMPLICATIONS	There are no major issues.		
TENDERS	Contractor - Construction Services		
	<b>Contractor</b>	<b>Submitted Tender</b>	
	Construction Services	£46,569.63	
RECOMMENDATION	To accept the offer from Construction Services.		
SUB-CONTRACTORS	Scaffolding – Angus Scaffolding Ltd (Angus) TV Aerials and Satellite Dishes – TBC		
BACKGROUND PAPERS	None.		

PROJECT	Hilltown 1 <sup>st</sup> Development – Window Replacement								
PROJECT NUMBER	24-536-5								
PROJECT INFORMATION	Replace existing flat windows with new uPVC, fully reversible, triple-glazed window units and existing communal stairwell windows with new uPVC, fully reversible, double glazed units. This includes renewing internal cills and architraves, along with all necessary decoration. 6 Number properties The area included in the works is Hilltown Terrace.								
ESTIMATED START AND COMPLETION DATES	Start – January 2026 Completion – February 2026								
TOTAL COST	<table> <tr> <td>Contract</td><td>£65,961.85</td></tr> <tr> <td>Non contract allowances</td><td>£3,298.09</td></tr> <tr> <td>Fees</td><td>£6,596.19</td></tr> <tr> <td>Total</td><td><u>£78,856.13</u></td></tr> </table>	Contract	£65,961.85	Non contract allowances	£3,298.09	Fees	£6,596.19	Total	<u>£78,856.13</u>
Contract	£65,961.85								
Non contract allowances	£3,298.09								
Fees	£6,596.19								
Total	<u>£78,856.13</u>								
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair								
BUDGET PROVISION & PHASING	2025/2026 £78,856.13								
ADDITIONAL FUNDING	None.								
REVENUE IMPLICATIONS	None.								
POLICY IMPLICATIONS	There are no major issues.								
TENDERS	<table> <tr> <td>Contractor - Construction Services</td><td></td></tr> <tr> <td><b>Contractor</b></td><td><b>Submitted Tender</b></td></tr> <tr> <td>Construction Services</td><td>£65,961.85</td></tr> </table>	Contractor - Construction Services		<b>Contractor</b>	<b>Submitted Tender</b>	Construction Services	£65,961.85		
Contractor - Construction Services									
<b>Contractor</b>	<b>Submitted Tender</b>								
Construction Services	£65,961.85								
RECOMMENDATION	To accept the offer from Construction Services.								
SUB-CONTRACTORS	Scaffolding – Angus Scaffolding Ltd (Angus) TV Aerials and Satellite Dishes – TBC								
BACKGROUND PAPERS	None.								

PROJECT	Hilltown 2 <sup>nd</sup> Development – Window Replacement								
PROJECT NUMBER	24-536-6								
PROJECT INFORMATION	Replace existing flat windows with new uPVC, fully reversible, triple-glazed window units and existing communal stairwell windows with new uPVC, fully reversible, double-glazed units. This includes renewing internal cills and architraves, along with all necessary decoration. 8 number properties. The area included in the works is McDonald Street.								
ESTIMATED START AND COMPLETION DATES	Start - February 2026 Completion – March 2026								
TOTAL COST	<table> <tr> <td>Contract</td><td>£76,868.81</td></tr> <tr> <td>Non contract allowances</td><td>£3,843.44</td></tr> <tr> <td>Fees</td><td>£7,686.88</td></tr> <tr> <td>Total</td><td><u>£88,399.13</u></td></tr> </table>	Contract	£76,868.81	Non contract allowances	£3,843.44	Fees	£7,686.88	Total	<u>£88,399.13</u>
Contract	£76,868.81								
Non contract allowances	£3,843.44								
Fees	£7,686.88								
Total	<u>£88,399.13</u>								
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair								
BUDGET PROVISION & PHASING	2025/2026 £88,399.13								
ADDITIONAL FUNDING	None.								
REVENUE IMPLICATIONS	None.								
POLICY IMPLICATIONS	There are no major issues.								
TENDERS	<table> <tr> <td><b>Contractor</b> - Construction Services</td><td></td></tr> <tr> <td><b>Contractor</b></td><td><b>Submitted Tender</b></td></tr> <tr> <td>Construction Services</td><td>£76,868.81</td></tr> </table>	<b>Contractor</b> - Construction Services		<b>Contractor</b>	<b>Submitted Tender</b>	Construction Services	£76,868.81		
<b>Contractor</b> - Construction Services									
<b>Contractor</b>	<b>Submitted Tender</b>								
Construction Services	£76,868.81								
RECOMMENDATION	To accept the offer from Construction Services.								
SUB-CONTRACTORS	Scaffolding – Angus Scaffolding Ltd (Angus) TV Aerials and Satellite Dishes - TBC								
BACKGROUND PAPERS	None.								

PROJECT	Lawton 2nd Development – Window and Door Replacement	
PROJECT NUMBER	24-536-8	
PROJECT INFORMATION	Replace existing windows and doors with new uPVC, fully reversible, triple glazed window units and composite doors. This includes renewing internal cills and architraves, along with all necessary decoration. 19 Number properties. The area included in the works is Byron Crescent and Lawton Road.	
ESTIMATED START AND COMPLETION DATES	Start – February 2026 Completion – March 2026	
TOTAL COST	Contract Non contract allowances Fees Total	£164,398.28 £8,219.91 <u>£16,439.83</u> <u>£189,058.02</u>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2025/2026 2026/2027	151,246.42 £37,811.60
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b> - Construction Services  <b>Contractor</b> Construction Services	<b>Submitted Tender</b>   £164,398.28
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

PROJECT	St Marys 5th Development – Window and Door Replacement	
PROJECT NUMBER	24-536-11	
PROJECT INFORMATION	<p>Replace existing windows and doors with new uPVC, fully reversible, triple glazed window units and composite doors. This includes renewing internal cills and architraves, along with all necessary decoration. 24 Number properties.</p> <p>The area included in the works is St Leonard Road, Laird Street and St Albans Terrace.</p>	
ESTIMATED START AND COMPLETION DATES	<p>Start – April 2026</p> <p>Completion – June 2026</p>	
TOTAL COST	<p>Contract</p> <p>Non contract allowances</p> <p>Fees</p> <p>Total</p>	<p>£264,224.30</p> <p>£13,211.22</p> <p>£26,422.43</p> <p><u>£303,857.95</u></p>
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair	
BUDGET PROVISION & PHASING	2026/2027	£303,857.95
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<p>Contractor - Construction Services</p> <p><b>Contractor</b></p> <p>Construction Services</p>	<p><b>Submitted Tender</b></p> <p>£264,224.30</p>
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	N/A	
BACKGROUND PAPERS	None.	

PROJECT	Menzieshill 1 <sup>st</sup> Development – Window and Door Replacement	
PROJECT NUMBER	24-536-14	
PROJECT INFORMATION	<p>Replace existing windows with new uPVC, fully reversible, triple-glazed window units and replace existing communal stairwell windows with new uPVC, fully reversible, double-glazed window units. This includes renewing internal cills and architraves, along with all necessary decoration. 162 number properties.</p> <p>The area included in the works is Charleston Drive, Forth Place, Forth Crescent, Leith Gardens and Dee Gardens.</p>	
ESTIMATED START AND COMPLETION DATES	<p>Start – December 2025</p> <p>Completion – August 2026</p>	
TOTAL COST	<p>Contract £1,477,384.91</p> <p>Non contract allowances £73,869.25</p> <p>Fees £147,738.49</p> <p>Total <u>£1,698,992.65</u></p>	
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Free from Serious Disrepair	
BUDGET PROVISION & PHASING	<p>2025/2026 £637,122.24</p> <p>2026/2027 £1,061,870.41</p>	
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<p>Contractor - Construction Services</p> <p><b>Contractor</b></p> <p>Construction Services</p>	<p><b>Submitted Tender</b></p> <p>£1,477,384.91</p>
RECOMMENDATION	To accept the offer from Construction Services.	
SUB-CONTRACTORS	<p>Scaffolding – Scotmitch Scaffold Ltd (Dundee)</p> <p>TV Aerials and Satellite Dishes - TBC</p>	
BACKGROUND PAPERS	None.	