

<b>ITEM No ...6.....</b>
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**REPORT TO: CITY GROWTH AND INFRASTRUCTURE COMMITTEE – 17 NOVEMBER 2025**

**REPORT ON: TENDERS RECEIVED BY CITY DEVELOPMENT**

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

**REPORT NO: 321-2025**

**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>
R4318 - Lochee Strategic Drainage Improvements	Tayside Contracts
R0392 - Union Street Infrastructure Improvements	Tayside Contracts
R4303 - Baldovie Household Waste Recycling Centre – Environmental Improvements	Dundee Plant Company Ltd
R4304 - Riverside Household Waste Recycling Centre – Environmental Improvements	Kilmac Ltd

<b>Architects Projects – Reference and Description</b>	<b>Contractor</b>
24-018 – Ulverston Terrace Sheltered Complex – Window and Doors Upgrade	Construction Services
20-507 - Hilltown 1st Redevelopment - Roof Replacement	Construction Services

<b>Sustainable Transport and Roads - Description</b>	<b>Contractor</b>
Public Space CCTV Maintenance Contract	North PB Ltd

**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/MM/KM

28 October 2025

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

PROJECT	Lochee Strategic Drainage Improvements	
PROJECT NUMBER	R4318	
PROJECT INFORMATION	<p>The works comprise the construction of a new underground surface water conveyance system in Lochee High Street, and a new raingarden in vacant land located between Aimer Square and Bank Street. The raingarden site was allocated for housing in the 2019 Local development Plan, however, existing drainage infrastructure running through the site makes the construction of housing on the site unviable.</p> <p>The new surface water drainage infrastructure will provide a connection point:</p> <ul style="list-style-type: none"> <li>• for surface water generated by any development of the current vacant land located between St Ann Lane and Lochee High Street (site of Weavers Village).</li> <li>• for surface water generated by the development of the St Lukes Church building and surrounding site.</li> <li>• for future disconnection of surface water from the public combined sewer in the area.</li> </ul> <p>The works will contribute towards increasing flood resilience in the Lochee and downstream areas and, when not functioning as surface water storage, the raingarden will also provide a place for the community to come together, increase biodiversity, and aligns with the wider Water Resilient Dundee drainage strategy being developed for the Lochee area.</p>	
ESTIMATED START AND COMPLETION DATES	Start: December 2025 Completion: May 2026	
TOTAL COST	Contract Non contract allowances Fees Total	£630,088.34 £169,911.66 <u>£30,000.00</u> <u>£830,000.00</u>
FUNDING SOURCE	Scottish Government Vacant and Derelict Land Investment Programme (VDLIP)  Capital Plan 2025-2030 – Build Resilient Empowered Communities – District Shopping  Capital Plan 2025-2030 – Tackle Climate Change and Reach Net Zero Carbon Emissions by 2045 - Water Resilient Dundee	£645,000.00  £60,000.00  £125,000.00
BUDGET PROVISION & PHASING	2025/2026 – VDLIP 2026/2027 - District Shopping 2026/2027 – Water Resilient Dundee	£645,000 £60,000 £125,000
ADDITIONAL FUNDING	None.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	<b>Contractor</b> Tayside Contracts	<b>Submitted Tender</b> £630,088.34
RECOMMENDATION	To accept offer from Tayside Contracts	
SUB-CONTRACTORS	None.	
BACKGROUND PAPERS	None.	

PROJECT	Union Street Infrastructure Improvements	
PROJECT NUMBER	R0392	
PROJECT INFORMATION	This project will deliver new transformative street infrastructure for Union Street, Dundee. The street will be fully pedestrianised, improving connections between the city centre and the Waterfront. It will also provide improved crossings over the Nethergate to the north and Yeaman Shore to the south to provide a fully cohesive connection. What was once a road will be transformed to high-quality, accessible, level public space with seating, shelters, a public events space, planting, cycle parking, space for outdoor eating and drinking and new and improved lighting. Vehicular access for deliveries (between 11pm and 11am) and for cycles will be maintained via a central "strip" which will have priority pedestrian crossings. This project has been co-designed with members of the public and local business since 2021 and is now ready to proceed to the construction phase of the project.	
ESTIMATED START AND COMPLETION DATES	January 2026 – September 2026	
TOTAL COST	Contract	£1,439,900.00
	Non-contract allowances	£255,000.00
	Fees	£175,567.00
	Total	<u>£1,870,467.00</u>
FUNDING SOURCE	Transport Scotland Active Travel Infrastructure Fund – Tier 2	£1,116,328.00
	Capital Plan 2025-30 - Build Resilient & Empowered Communities – City Investment Fund	£554,139.00
	Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero - Sustainable Transport & Infrastructure	£200,000.00
BUDGET PROVISION & PHASING	2025/2026	£1,116,328.00
	2026/2027	£754,139.00
ADDITIONAL FUNDING	An application for additional Transport Scotland Active Travel Infrastructure Fund – Tier 2 will be made for Financial Year 2026/27.	
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated Contract Through Partnership	
	<b>Contractor</b>	<b>Submitted Tender</b>
	Tayside Contracts	£1,439,900.00
RECOMMENDATION	To accept offer from Tayside Contracts	
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	

PROJECT	Baldovie Household Waste Recycling Centre – Environmental Improvements																													
PROJECT NUMBER	R4303																													
PROJECT INFORMATION	<p>Neighbourhood Services have identified the need to review its existing recycling centre facilities to ensure that the Council continues to deliver an efficient and cost-effective service. The centre at Baldovie needs to be fit for purpose for current operations and be adaptable to facilitate any future changes to waste management.</p> <p>In order to provide additional capacity and bring in a wider range of materials to household waste recycling centre require a series of upgrades and environmental improvements which include re-surfacing of areas of hard standing, introducing additional and more secure storage facilities.</p> <p>The upgrades will lead to an overall improvement of the facility, with increased waste and recycling capacity, that will provide greater opportunities for residents to reuse and recycle waste.</p> <p>This update is to approve the costs for the improvement works to progress to construction. (Refer to Sourcing Strategy within Committee Report 314-2024 Recycling Improvement Fund – Household Waste Recycling Centres)</p>																													
ESTIMATED START AND COMPLETION DATES	Start: 1 December 2025 Completion: 31 March 2026																													
TOTAL COST	Contract				£270,893.44																									
	Non contract allowances				£234,066.56																									
	Fees				£65,000.00																									
	Total				<u>£569,960.00</u>																									
FUNDING SOURCE	<p>Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero - Riverside/Baldovie Recycling Site - Zero Waste Scotland Recycling Improvement Fund</p> <p>£267,710.00</p> <p>Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero - Riverside/Baldovie Recycling</p> <p>£302,250.00</p>																													
BUDGET PROVISION & PHASING	2025/26				£535,000.00																									
	2026/27				£34,960.00																									
ADDITIONAL FUNDING	None.																													
REVENUE IMPLICATIONS	None.																													
POLICY IMPLICATIONS	There are no major issues.																													
TENDERS	<p>The Tenderers have been chosen through a Competitive Selection Procedure (Mini-Competition) method via Open Tendering process.</p> <table><tr><th>Contractor</th><th>Submitted Tender</th><th>Corrected Tender</th><th>Quality Ranking</th><th>Cost/Quality Ranking</th></tr><tr><td>Dundee Plant Company Ltd</td><td>£270,893.44</td><td>N/A</td><td>3</td><td>1</td></tr><tr><td>Tayside Contracts</td><td>£311,817.42</td><td>N/A</td><td>2</td><td>2</td></tr><tr><td>Kilmac Ltd</td><td>£381,481.12</td><td>N/A</td><td>1</td><td>3</td></tr><tr><td>SDB Contracts Ltd</td><td>£377,326.14</td><td>N/A</td><td>4</td><td>4</td></tr></table>					Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking	Dundee Plant Company Ltd	£270,893.44	N/A	3	1	Tayside Contracts	£311,817.42	N/A	2	2	Kilmac Ltd	£381,481.12	N/A	1	3	SDB Contracts Ltd	£377,326.14	N/A	4	4
Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking																										
Dundee Plant Company Ltd	£270,893.44	N/A	3	1																										
Tayside Contracts	£311,817.42	N/A	2	2																										
Kilmac Ltd	£381,481.12	N/A	1	3																										
SDB Contracts Ltd	£377,326.14	N/A	4	4																										
RECOMMENDATION	To accept the tender with the highest overall ranking score for cost and quality from Dundee Plant Company Ltd.																													
SUB-CONTRACTORS	N/A																													
BACKGROUND PAPERS	None.																													

PROJECT	Riverside Household Waste Recycling Centre – Environmental Improvements																													
PROJECT NUMBER	R4304																													
PROJECT INFORMATION	<p>Neighbourhood Services have identified the need to review its existing recycling centre facilities to ensure that the Council continues to deliver an efficient and cost-effective service. The centre at Riverside needs to be fit for purpose for current operations and be adaptable to facilitate any future changes to waste management.</p> <p>In order to provide additional capacity and bring in a wider range of materials to household waste recycling centre require a series of upgrades and environmental improvements which include re-surfacing of areas of hard standing, introducing additional and more secure storage facilities.</p> <p>The upgrades will lead to an overall improvement of the facility, with increased waste and recycling capacity, that will provide greater opportunities for residents to reuse and recycle waste.</p> <p>This update is to approve the costs for the improvement works to progress to construction. (Refer to Sourcing Strategy within Committee Report 314-2024 Recycling Improvement Fund – Household Waste Recycling Centres)</p>																													
ESTIMATED START AND COMPLETION DATES	Start: 1 December 2025 Completion: 31 March 2026																													
TOTAL COST	Contract				£320,399.22																									
	Non contract allowances				£110,523.78																									
	Fees				<u>£65,000.00</u>																									
	Total				<u>£495,923.00</u>																									
FUNDING SOURCE	Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero - Riverside/Baldovie Recycling Site - Zero Waste Scotland Recycling Improvement Fund				£174,673.00																									
	Capital Plan 2025-2030 - Tackle Climate Change and Reach Net Zero - Riverside/Baldovie Recycling				£321,250.00																									
BUDGET PROVISION & PHASING	2025/26				£460,000.00																									
	2026/27				£35,923.00																									
ADDITIONAL FUNDING	None.																													
REVENUE IMPLICATIONS	None.																													
POLICY IMPLICATIONS	There are no major issues.																													
TENDERS	<p>The Tenderers have been chosen through a Competitive Selection Procedure (Mini-Competition) method via Open Tendering process.</p> <table><tr><th>Contractor</th><th>Submitted Tender</th><th>Corrected Tender</th><th>Quality Ranking</th><th>Cost/Quality Ranking</th></tr><tr><td>Kilmac Ltd</td><td>£320,399.22</td><td>N/A</td><td>1</td><td>1</td></tr><tr><td>Tayside Contracts</td><td>£326,763.02</td><td>N/A</td><td>2</td><td>2</td></tr><tr><td>Dundee Plant Company Ltd</td><td>£332,720.47</td><td>N/A</td><td>3</td><td>3</td></tr><tr><td>SDB Contracts Ltd</td><td>£389,979.72</td><td>N/A</td><td>4</td><td>4</td></tr></table>					Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking	Kilmac Ltd	£320,399.22	N/A	1	1	Tayside Contracts	£326,763.02	N/A	2	2	Dundee Plant Company Ltd	£332,720.47	N/A	3	3	SDB Contracts Ltd	£389,979.72	N/A	4	4
Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking																										
Kilmac Ltd	£320,399.22	N/A	1	1																										
Tayside Contracts	£326,763.02	N/A	2	2																										
Dundee Plant Company Ltd	£332,720.47	N/A	3	3																										
SDB Contracts Ltd	£389,979.72	N/A	4	4																										
RECOMMENDATION	To accept the tender with the highest overall ranking score for cost and quality from Kilmac Ltd.																													
SUB-CONTRACTORS	N/A																													
BACKGROUND PAPERS	None.																													

PROJECT	Ulverston Terrace Sheltered Complex – Windows and Door Upgrades						
PROJECT NUMBER	24-018						
PROJECT INFORMATION	Windows and Doors Upgrades at Ulverston Terrace Sheltered Complex.						
ESTIMATED START AND COMPLETION DATES	February 2026 Start Date March 2026 Completion Date						
TOTAL COST	Contract		£33,316.46				
	Non-Contract allowances		£1,665.82				
	Fees		£3,331.65				
	Total		£38,313.93				
FUNDING SOURCE	Capital Plan 2025-2030, Build Resilient and Empowered Communities, Housing HRA Element, Sheltered Lounge Upgrades						
BUDGET PROVISION & PHASING	2025/2026		£38,313.93				
ADDITIONAL FUNDING	None						
REVENUE IMPLICATIONS	None						
POLICY IMPLICATIONS	There are no major issues.						
TENDERS	Following completion of the open tender process, the following bids were received;  <table><tr><td>Contractor</td><td>Submitted Tender</td></tr><tr><td>Construction Services</td><td>£33,316.46</td></tr></table>			Contractor	Submitted Tender	Construction Services	£33,316.46
Contractor	Submitted Tender						
Construction Services	£33,316.46						
RECOMMENDATION	To accept the offer from Construction Services.						
SUB-CONTRACTORS	Window Blinds – Discovery Blinds and Shutters Ltd (Blairgowrie)						
BACKGROUND PAPERS	None.						

PROJECT	Hilltown 1st Redevelopment - Roof Replacement						
PROJECT NUMBER	20-507						
PROJECT INFORMATION	Remove existing slates from roof and renew with new slates. Remove chimneys. Remove parapet and form section of flat roof.						
ESTIMATED START AND COMPLETION DATES	January 2026 Start May 2026 Completion						
TOTAL COST	Contract		£261,160.65				
	Non-Contract Allowances		£5,000.00				
	Fees		£26,116.07				
	Total		<u>£292,276.72</u>				
FUNDING SOURCE	Capital Plan 2025-2030 - Build Resilient and Empowered Communities - Housing HRA Element – Free from Serious Disrepair - Roofs						
BUDGET PROVISION & PHASING	2024/2025		£10,166.25				
	2025/2026		£169,266.28				
	2026/2027		£112,844.19				
ADDITIONAL FUNDING	None						
REVENUE IMPLICATIONS	None						
POLICY IMPLICATIONS	There are no major issues.						
TENDERS	Following completion of the open tender process, the following bids were received;  <table><tr><td><b>Contractor</b></td><td><b>Submitted Tender</b></td></tr><tr><td>Construction Services</td><td>£261,160.65</td></tr></table>			<b>Contractor</b>	<b>Submitted Tender</b>	Construction Services	£261,160.65
<b>Contractor</b>	<b>Submitted Tender</b>						
Construction Services	£261,160.65						
RECOMMENDATION	To accept the offer from Construction Services.						
SUB-CONTRACTORS	Roof – Danny Martin Roofing TV Aerial and Satellite dish works – TBC						
BACKGROUND PAPERS	None.						



PROJECT	Public Space CCTV Maintenance Contract				
PROJECT NUMBER	DCC/CD/167/24				
PROJECT INFORMATION	Dundee City Council is the lead procurement authority for a collaborative term contract covering public space CCTV maintenance services on behalf of Dundee City Council, Perth & Kinross Council, and Angus Council. The contract includes both routine and reactive maintenance of 88 public space CCTV cameras in Dundee, 49 in Perth & Kinross, and 53 in Angus.				
ESTIMATED START AND COMPLETION DATES	January 2026 January 2031				
TOTAL COST	Contract (Dundee City Council)		£168,801.46		
	Reactive Works Allowance (Dundee City Council)		<u>£20,917.18</u>		
	Total		<u>£189,718.64</u>		
	Contract (Angus Council)		£100,893.3		
	Reactive Works Allowance (Angus Council)		<u>£12,604.52</u>		
	Total		<u>£113,497.91</u>		
	Contract (Perth & Kinross Council)		£91,259.87		
	Reactive Works Allowance (Perth & Kinross Council)		<u>£11,655.80</u>		
	Total		<u>£102,915.67</u>		
	Overall Total		<u>£406,132.22</u>		
FUNDING SOURCE	The cost of providing Public Space CCTV maintenance will be met from the City Development Revenue Budget. The contract has provision for the local authorities to increase or reduce their number of cameras during the contract term with corresponding adjustment to the contract value.				
BUDGET PROVISION & PHASING	Annual contract costs will vary depending on the extent of apparatus repairs identified through ongoing inspection and testing. Over the five-year term of the contract, the estimated average expenditure for Dundee will be between £38,000 to £48,000.00 per annum.				
ADDITIONAL FUNDING	None				
REVENUE IMPLICATIONS	None				
POLICY IMPLICATIONS	There are no major issues.				
TENDERS	Following completion of the open tender process, the following bids were received;				
	Contractor	Submitted Tender	Corrected Tender	Quality Ranking	Cost/Quality Ranking
	North PB Ltd	£406,132.22	N/A	1	1
	VWS Ltd	£453,257.26	N/A	2	2
	Scottish Communications	£482,738.00	N/A	3	3
RECOMMENDATION	To accept the tender with the highest overall ranking score for cost and quality from North PB Ltd				
SUB-CONTRACTORS	None				
BACKGROUND PAPERS	None.				

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