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Contract

Demolition and Deconstruction Works

Scotland Excel

F20: Modification notice

Notice identifier: 2025/S 000-070170

Procurement identifier (OCID): ocds-h6vhtk-0433fd

Published 31 October 2025, 3:18pm

Section I: Contracting authority/entity

I.1) Name and addresses

Scotland Excel

Renfrewshire House, Cotton Street

Paisley

PA1 1AR

Email

construction@scotland-excel.org.uk

Telephone

+44 1414888230

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.scotland-excel.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10383

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Demolition and Deconstruction Works

Reference number

1323

II.1.2) Main CPV code

- 45110000 - Building demolition and wrecking work and earthmoving work

II.1.3) Type of contract

Works

II.2) Description

II.2.1) Title

Works between 101,000GBP - 500,000GBP

Lot No

2

II.2.2) Additional CPV code(s)

- 45110000 - Building demolition and wrecking work and earthmoving work
- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

Various locations throughout the geographical boundaries of participating Councils and associate members within Scotland

II.2.4) Description of the procurement at the time of conclusion of the contract:

This lot will provide councils, associate members and other bodies participating with a mechanism to procure planned demolition and deconstruction work with a value between 101,000GBP to 500,000GBP.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2024/S 000-035439](#)

Section V. Award of contract/concession

Contract No

1323

Lot No

2

Title

Works between 101,000GBP - 500,000GBP

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

21 May 2025

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

Bardem Limited

Lightyear Building, 9 Marchburn Drive, Paisley

Renfrewshire

PA3 32SJ

Telephone

+44 7530748200

Fax

+44 1414382349

Country

United Kingdom

NUTS code

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Central Demolition Ltd

Central House, Chattan Industrial Estate, Bonnyside Road

Bonnybridge

FK4 2AG

Telephone

+44 1324815700

Fax

+44 1324815922

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

CASKIE LIMITED

21 Dellingburn Street

GREENOCK

PA15 4TP

Telephone

+44 7718342121

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Chris Wright & Sons Ltd

Chris Wright & Sons Ltd, Bogston Lane

Greenock

PA15 2UQ

Telephone

+44 07588487976

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

David Morton (Larbert) Ltd

Glen Works, Glen Village

Falkirk

FK1 2BQ

Telephone

+44 1324612876

Country

United Kingdom

NUTS code

- UKM76 - Falkirk

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

George Beattie & Sons Ltd

Auchinvole Castle, Kilsyth

Glasgow

G65 0SA

Telephone

+44 1236823160

Fax

+44 1236823201

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Gowrie contracts Limited

9 Faraday Street, Dryburgh Industrial Estate

Dundee

DD2 3QQ

Telephone

+44 1382826579

Fax

+44 1382828701

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Reigart Contracts Limited

16 Hornock Road, Coatbridge

Lanarkshire Scotland

ML5 2QJ

Telephone

+44 000000

Fax

+44 000000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

DSM Demolition Ltd

Arden House, Arden Road, Heartlands, Birmingham

Birmingham

B8 1DE

Telephone

+44 1213222225

Fax

+44 1213222227

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Dem-Master Demolition Limited

Pottishaw Place, Whitehill Industrail Estate

Bathgate

EH48 2EN

Telephone

+44 1506654845

Country

United Kingdom

NUTS code

- UKM78 - West Lothian

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Thompsons of Prudhoe Ltd

Princess Way, Low Prudhoe,, Northumberland

Prudhoe

NE42 6PL

Telephone

+44 1661832422

Fax

+44 1661833687

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

MacWilliam Demolition Ltd.

Hollandhurst Road

Coatbridge

ML5 2EG

Telephone

+44 1236421222

Fax

+44 1236422025

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

GCM Services Scotland Ltd.

128 Kilsyth Road, Banknock

Bonnybridge

FK4 1HY

Telephone

+44 1324631169

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

William Goodfellow (Contractors) Limited

150 Drumcavel Road, Muirhead

Glasgow

G69 9ES

Telephone

+44 01417799977

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

JCJ (Demolition & Construction) Ltd

Unit 5, Nisbet Business Centre, 30 Nisbet St

Glasgow

G31 5ES

Telephone

+44 1415542758

Fax

+44 1415543020

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

BURNFIELD BUILDERS & DEMOLISHERS LIMITED

10 SANNOX GARDENS, GLASGOW

GLASGOW

G31 3HY

Telephone

+44 1415548046

Fax

+44 1415548047

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £21,760,000

Section VI. Complementary information

VI.3) Additional information

Tenderers are advised that the envisaged maximum number of participants that might be appointed to the proposed framework agreement set out in section IV.1.3 of this contract notice is purely indicative. Scotland Excel reserves the right to appoint more or less bidders than the envisaged maximum number to the proposed framework agreement.

Rebates apply to this framework.

Further information regarding the operation of the framework and the tendering requirements can be found within the tender documentation which is available in the relevant PCS-T project for this procurement exercise.

Tenderers are requested to agree to the community benefits approach as set out in the ITT. Where agreed, if successful in award onto the framework and if a Work Order is awarded through the framework, contractors will be required to:

1. Upon award of the Work Order proactively engage with the Council to agree the selection of community benefit outcomes and how these will be monitored between the parties (including reporting and reviews).
2. Commence implementing the community benefits immediately, or as soon as reasonably possible, upon being appointed a Work Order.
3. Inform Scotland Excel of the selection of community benefit outcomes which have been agreed with the Council and report on the delivery these on a bi-annual basis in a format prescribed by Scotland Excel.

IMPORTANT NOTE FOR TENDERERS: Tenderers should note the specific requirements and evaluation approaches applicable to this tender as set out in the procurement documents.

Tenderers should note that bids may be excluded from evaluation (in whole, or in part) if they do not include the information required in accordance with the instructions given.

Further information and instructions are contained within the procurement documents.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 26425. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

(SC Ref:810411)

VI.4) Procedures for review

VI.4.1) Review body

Court of Session

Parliament Square

Edinburgh

EH1 1RQ

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 (SSI2015/446)(as amended) may bring proceedings in the Sheriff Court or the Court of Session.

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45110000 - Building demolition and wrecking work and earthmoving work

VII.1.2) Additional CPV code(s)

- 45110000 - Building demolition and wrecking work and earthmoving work
- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work

VII.1.3) Place of performance

NUTS code

- UKM - Scotland

Main site or place of performance

Various locations throughout the geographical boundaries of participating Councils and associate members within Scotland.

VII.1.4) Description of the procurement:

This framework is for Demolition and Deconstruction Works.

This framework will provide Councils and other participating bodies with a mechanism to procure a range of- works and services in relation to demolition and deconstruction of domestic and commercial buildings and emergency demolition.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£68,000,000

VII.1.7) Name and address of the contractor/concessionaire

Bardem Limited

Lightyear Building, 9 Marchburn Drive, Paisley

Renfrewshire

PA3 32SJ

Telephone

+44 7530748200

Country

United Kingdom

NUTS code

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

BURNFIELD BUILDERS & DEMOLISHERS LIMITED

10 SANNOX GARDENS, GLASGOW

GLASGOW

G31 3HY

Telephone

+44 1415548046

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

CASKIE LIMITED

21 Dellingburn Street

GREENOCK

PA15 4TP

Telephone

+44 7718342121

Country

United Kingdom

NUTS code

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Central Demolition Ltd

Central House, Chattan Industrial Estate, Bonnyside Road

Bonnybridge

FK4 2AG

Telephone

+44 1324815700

Country

United Kingdom

NUTS code

- UKM76 - Falkirk

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Chris Wright & Sons Ltd

Bogston Lane

Greenock

PA15 2UQ

Telephone

+44 7588487976

Country

United Kingdom

NUTS code

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

David Morton (Larbert) Ltd

Glen Works, Glen Village

Falkirk

FK1 2BQ

Telephone

+44 1324612876

Country

United Kingdom

NUTS code

- UKM76 - Falkirk

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Dem-Master Demolition Limited

Pottishaw Place, Whitehill Industrail Estate

Bathgate

EH48 2EN

Telephone

+44 1506654845

Country

United Kingdom

NUTS code

- UKM78 - West Lothian

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

DSM Demolition Ltd

Arden House, Arden Road, Heartlands, Birmingham

Birmingham

B8 1DE

Telephone

+44 1213222225

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

GCM Services Scotland Ltd.

128 Kilsyth Road, Banknock

Bonnybridge

FK4 1HY

Telephone

+44 1324631169

Country

United Kingdom

NUTS code

- UKM76 - Falkirk

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

George Beattie & Sons Ltd

Auchinvole Castle, Kilsyth

Glasgow

G65 0SA

Telephone

+44 1236823160

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

JCJ (Demolition & Construction) Ltd

Unit 5, Nisbet Business Centre, 30 Nisbet St

Glasgow

G31 5ES

Email

james@jcj-group.co.uk

Telephone

+44 1415542758

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Gowrie contracts Limited

9 Faraday Street, Dryburgh Industrial Estate

Dundee

DD2 3QQ

Email

info@gowriecontracts.co.uk

Telephone

+44 1382826579

Country

United Kingdom

NUTS code

- UKM71 - Angus and Dundee City

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

MacWilliam Demolition Ltd.

Hollandhurst Road

Coatbridge

ML5 2EG

Telephone

+44 1236421222

Country

United Kingdom

NUTS code

- UKM84 - North Lanarkshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Reigart Contracts Limited

16 Hornock Road, Coatbridge

Lanarkshire Scotland

ML5 2QJ

Email

enquiries@reigart.com

Telephone

+44 1236431290

Country

United Kingdom

NUTS code

- UKM84 - North Lanarkshire

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Thompsons of Prudhoe Ltd

Princess Way, Low Prudhoe,, Northumberland

Prudhoe

NE42 6PL

Telephone

+44 1661832422

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

William Goodfellow (Contractors) Limited

150 Drumcavel Road, Muirhead

Glasgow

G69 9ES

Telephone

+44 1417799977

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

No material modifications to the scope of the framework. There was one supplier missed off the original contract award notice relating to Lot 2.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

There was one additional supplier who was omitted from the original award.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £68,000,000

Total contract value after the modifications

Value excluding VAT: £68,000,000