

**ITEM No ...10.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 11 MARCH 2019

**REPORT ON:** WATERFRONT PLACE

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

**REPORT NO:** 101-2019

**1 PURPOSE OF REPORT**

- 1.1 This report updates the Committee on progress with Waterfront Place and the Digital Playpark and seeks authority to procure the construction of these works through the Scottish Procurement Alliance (SPA) Framework with Morgan Sindall.

**2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a Notes the progress of Waterfront Place and the Digital Playpark.
  - b Approves the procurement of the construction of the proposed works through the Scottish Procurement Alliance (SPA) Framework with Morgan Sindall.
  - c Notes that the final submitted tender price will be brought back to Committee for approval in due course.

**3 FINANCIAL IMPLICATIONS**

- 3.1 The projected cost for entering the SPA framework pre-contract design phase and for developing the project to tender stage is estimated to be £337,049.18. The Executive Director of Corporate Services has confirmed that funding is available in the Central Waterfront Budget within the Work & Enterprise section of the Capital Plan 2019-2024.

**4 BACKGROUND**

- 4.1 Reference is made to Article VII of the meeting of the City Development Committee of 25 September 2017 when Committee considered Report No 271-2017, and approved the appointment of Perfect Circle JV Ltd to undertake design consultancy services.
- 4.2 Reference is made to Article III of the meeting of the City Development Committee of 25 June 2018 (AN46-2018 refers) when approval was granted for Morgan Sindall to undertake advance enabling works under the SPA framework. The advance works comprised paving and balustrade works to ensure that access was provided along the river edge prior to the opening of the V&A Museum.

**5 CURRENT SITUATION**

- 5.1 Planning permission was granted in April 2018 for the creation of a new landscaped public realm area adjacent to the V&A that included a café, ancillary buildings, hard and soft landscaping, land-forms, water features and an urban beach. Design of the scheme was undertaken by Perfect Circle JV Ltd, which included Building Architecture, Landscape Architecture, Water Feature Design, QS services, M&E Design and Lighting Design.
- 5.2 During the design process, DCC engaged with Morgan Sindall to develop feasibility costs for the works under the SPA framework. During this process it was recognised that a café facility was not required as it was provided elsewhere in the Waterfront and that by re-locating

- the Digital Play Park that was previously proposed to sit within the south-east corner of Slessor Gardens to Waterfront Place, this would provide a more generous and secure setting for the Digital Play-park, offering another focal point to the space and an additional attraction for people visiting the V&A.
- 5.3 Design and development of the three remaining pocket gardens within the south east corner of Slessor Gardens will now be included within the project. It is intended that the three remaining gardens will adopt themes around navigation and exploration.
- 5.4 An Active Travel Hub is to be located within the south east corner of Waterfront Place providing a direct connection to the National Cycle Network. The Active Travel Hub will typically offer bike and e-bike hire, bike repair facilities, travel information and accommodate community outreach activities. The Council intends to enter an agreement with an organisation who shall run the Active Travel Hub.
- 5.5 Neighbourhood Services will be actively involved in the detailed design of Waterfront Place to ensure that future maintenance implications are fully considered. The site will also be overseen by CCTV through the Council's Safety and Alarm Response Centre.
- 5.6 Separate project development work is also being undertaken to deliver a 5G testbed and free public wifi within the central waterfront area which will complement the digital playpark and enhance the experience of visitors to the waterfront area. A report will be brought to committee seeking approval for this work once project planning is complete and a preferred bidder has been identified through public procurement.
- 5.7 Best value proposals for developing the revised concept to detailed design and tender stage have been received from Morgan Sindall through the SPA framework. These proposals fit within the overall £8.622 million budget allowed in the Capital Plan 2019-2024.
- 5.8 Benefits of using the SPA Framework include:-
- Use of in-house design team;
  - Utilising the Contractor's expertise from an early stage in the design process, assisting with cost certainty and value for money;
  - Open book tendering;
  - Contractually required to achieve high use of local sub-contractors; and
  - Contractually required to deliver additional community benefits.
- 5.9 Dundee City Council will have fulfilled its procurement obligations by accessing the Official Journal of the European Union (OJEU) advertised SPA Framework.
- 5.10 The Council's experience to date is that a Framework procurement route offers the Council a number of advantages including competitive tender prices, utilising the contractor's expertise from an early stage and maximising the local supply chains opportunity to be involved with Council projects.
- 5.11 It is recommended that the Committee approves the procurement of the design and construction of the proposed Waterfront Place through the SPA Framework with Morgan Sindall.
- 5.12 The projected cost for entering the SPA framework pre-contract design phase and for developing the project to tender stage is estimated to be £337,049.18.
- 5.13 A tender report for the scheme will be brought back to a future committee for approval.

- 5.14 It is currently anticipated that these works will start in November 2019 and take approximately 15 months to build.

## **6 POLICY IMPLICATIONS**

- 6.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

## **7 CONSULTATIONS**

- 7.1 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 None.

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