

ITEM No ...9.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 9 DECEMBER 2019
REPORT ON: WATERFRONT PLACE
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 396-2019

1 PURPOSE OF REPORT

1.1 This report describes the procurement and tendering process utilised for the construction of Waterfront Place and seeks a decision on the acceptance of the tender price and allowances.

2 RECOMMENDATION

2.1 It is recommended that committee approves the acceptance of the tender price submitted by Morgan Sindall Construction and Infrastructure Limited in the amount of £5,543,906.00 with allowances amounting to £555,439.00 giving a total cost of £6,099,345.00.

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheet.

3.2 Annual revenue costs to manage and maintain the public open space has been estimated at £85,000 per annum. Provision for this will be included with the Councils Revenue Budget from 2021/22 onwards.

4 BACKGROUND

4.1 Reference is made to Article III of the minute 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 Scottish Procurement Alliance (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.

4.2 Reference is made to Article X of the minute of the meeting of the City Development Committee of 11 March 2019 when Committee considered Report 101-2019 and approved the procurement of the construction of the proposed Waterfront Place project through the Scottish Procurement Alliance (SPA) Framework.

4.3 Planning permission was granted on the 5 November 2019 for the creation of a new landscaped public realm area including Active/Low Carbon Travel Hub, hard and soft landscaping, land-forms, water features and an Urban Beach.

4.4 Using the SPA Framework, the specification and design for Waterfront Place was produced by Morgan Sindall design consultants and the Council's in-house Structural, Civil, Mechanical and Electrical Engineering teams and the tender price built up using open book tendering for all work packages, with contractually fixed management fees, overheads and profit for the lead contractor. These proposals fit within the overall budget identified in the Capital Plan 2019-2024.

4.5 Members will recall that the 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.

4.6 Dundee City Council will have fulfilled its procurement obligations by accessing the OJEU advertised SPA Framework.

4.7 Dundee City Council's Community Benefits through Procurement Policy seeks to maximise economic and social benefits from Council procurement within the current legal framework through the inclusion of Community Benefits on all applicable contracts. Community benefits targets have been included within the contract and these include supplier development, employment and skills activities, community awareness activity and workforce skills development. The following commitments for this contract are:

Community Benefit Area	Target
Supplier Development Events	1
New Start Employment Opportunities	2
Apprentices – project initiated	1
Apprentices - existing	1
Awareness raising/Curriculum Support Activities	2

4.8 Monitoring of the above targets will be carried out by Dundee City Council's Community Benefits Officer and will be reported as part of the overall Community Benefits updates to Committee on a regular basis.

5 INTERACTIVE PLAY PARK – DESIGN COMPETITION

5.1 Dundee City Council launched an Open Design Competition in September 2019. Tenderers were invited to submit initial design proposals to develop a unique play space that brings art, technology and play together within Waterfront Place. The competition was open to all interested parties who met the minimum qualification requirements. In total, 7 tender submissions were received. Following completion of the tender assessment process, a further report will be brought back to committee early 2020 to approve the appointment of the successful bidder to develop their outline design proposals into a detailed design.

6 POLICY IMPLICATIONS

6.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

8.1 None.

Neil Martin
Head of Design and Property

Author: James Mullen

Robin Presswood
Executive Director of City Development

Dundee City Council
Dundee House
Dundee

NM/JM/KM

27 November 2019

CLIENT	CITY DEVELOPMENT									
PROJECT NUMBER	P16354									
PROJECT	Waterfront Place									
PROJECT INFORMATION	The works comprise the construction of hard and soft landscaping areas, urban beach, decorative water feature and a new active travel/low carbon hub building. The works also include the installation of three pocket gardens within the south east corner of Slessor Gardens.									
START DATE	January 2020									
COMPLETION DATE	April 2021									
TOTAL COST	<table> <tr> <td>Contract</td> <td>£5,543,906.00</td> </tr> <tr> <td>Non-contract Allowances</td> <td>£250,439.00</td> </tr> <tr> <td>Fees</td> <td><u>£305,000.00</u></td> </tr> <tr> <td>Total</td> <td>£6,099,345.00</td> </tr> </table>	Contract	£5,543,906.00	Non-contract Allowances	£250,439.00	Fees	<u>£305,000.00</u>	Total	£6,099,345.00	
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Non-contract Allowances	£250,439.00									
Fees	<u>£305,000.00</u>									
Total	£6,099,345.00									
FUNDING SOURCE	Updated Capital Plan 2019-24 – Work & Enterprise - Central Waterfront									
BUDGET PROVISION & PHASING	2019-20 – £2,163,000 2020-21 - £3,936,345 (includes LCTT Fund)									
ADDITIONAL FUNDING	Low Carbon Travel & Transport (LCTT) Challenge Fund – £656,000									
REVENUE IMPLICATIONS	£85k Per annum to be met through the Councils Revenue budget from 2021/22 onwards									
POLICY IMPLICATIONS	To adopt sustainable practices in construction									
TENDERS	<p>Tender invited from Morgan Sindall Construction and Infrastructure Limited under the Scottish Procurement Alliance Framework and tender received;-</p> <table> <tr> <td>Tenderers</td> <td>Tender</td> </tr> <tr> <td>Morgan Sindall Construction and Infrastructure Limited -</td> <td>£5,543,906.00</td> </tr> </table>	Tenderers	Tender	Morgan Sindall Construction and Infrastructure Limited -	£5,543,906.00					
Tenderers	Tender									
Morgan Sindall Construction and Infrastructure Limited -	£5,543,906.00									
RECOMMENDATION	To accept tender price received from Morgan Sindall under the SPA Framework									
ALLOWANCES	<table> <tr> <td>SPA fees</td> <td>£55,439.00</td> </tr> <tr> <td>Contingencies</td> <td>£195,000.00</td> </tr> <tr> <td>Professional Fees</td> <td><u>£305,000.00</u></td> </tr> <tr> <td>Total</td> <td>£555,439.00</td> </tr> </table>	SPA fees	£55,439.00	Contingencies	£195,000.00	Professional Fees	<u>£305,000.00</u>	Total	£555,439.00	
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Contingencies	£195,000.00									
Professional Fees	<u>£305,000.00</u>									
Total	£555,439.00									
SUB-CONTRACTORS	None									
BACKGROUND PAPERS	None									



Legend

-  Tree Symbol
-  Bench and Marker
-  Fountain (Water Feature and Flow of Jet)
-  Path (Walkway, Landscaping)
-  Water

Note: Illustrative Landscape Plan provided for information only.

4/27/20

- The drawing is to be read in conjunction with all other drawings and specifications.
- Any work shown on this drawing is to be done in accordance with the drawing unless otherwise indicated.
- The drawing is to be read in conjunction with all other drawings and specifications.
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Notes: All drawings shown within the red line are shown for informational purposes only. They are not to be used for construction. Refer to the drawings for additional landscape information.

4/27/20

DATE: 4/27/20

SCALE: 1/8" = 1'-0"

PROJECT: Waterfront Plaza

CITY: Dublin

CLIENT: Dublin City Council

DESIGNER: PUBLIC REALM ILLUSTRATIVE LANDSCAPE GA

DATE: 4/27/20

BY: [Signature]

CHECKED BY: [Signature]

DATE: 4/27/20

PROJECT: Waterfront Plaza

CITY: Dublin

CLIENT: Dublin City Council

DESIGNER: PUBLIC REALM ILLUSTRATIVE LANDSCAPE GA

DATE: 4/27/20

BY: [Signature]

CHECKED BY: [Signature]

DATE: 4/27/20