

ITEM No ...12.....

REPORT TO: POLICY & RESOURCES COMMITTEE – 13 FEBRUARY 2017

REPORT ON: REGIONAL PERFORMANCE CENTRE FOR SPORT – PROGRESS REPORT

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 43-2017

1 PURPOSE OF REPORT

1.1 To advise on progress towards the development of the Regional Performance Centre for Sport (RPCS) at Caird Park and to seek authority to procure the works through a SCAPE framework.

2 RECOMMENDATION

2.1 It is recommended that the Committee

- a Notes the progress to date; and
- b Agrees to procure the works through a SCAPE framework.

3 FINANCIAL IMPLICATIONS

3.1 There are no additional financial implications as a result of this report.

4 BACKGROUND

4.1 Reference is made to Article XI of the Policy and Resources Committee of 24 August 2015 when the Committee agreed the facilities to be provided and noted the proposed site layout for the development of the centre at the eastern end of Caird Park. Officers were also remitted to proceed with the necessary detailed design work, apply for all necessary consents and seek tenders for its construction.

4.2 At the same time, an option to develop an area of ground adjacent to the new Centre as a training base for Dundee FC was agreed with this element being fully funded from Prudential Borrowing based on a long term rental by Dundee FC.

4.3 A Planning Application was then duly submitted to Dundee City Council in July 2016, however, a number of objections to the application were subsequently received including one from Historic Environment Scotland. The objections related to the proposal's proximity to Mains Castle, loss of amenity and impact on wildlife and ancient woodland.

4.4 A formal request by objectors was received in November 2016 for a Pre Determination Hearing and this matter is still under consideration. Subsequently, the Scottish Government Planning Office has issued a direction that an Environmental Impact Assessment is required for the development due to the proximity to the Grade A Listed Mains Castle.

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- 4.5 Given this context, the planning application was withdrawn from the Development Management Committee agenda of 21 November 2016.
- 4.6 In December 2016, Dundee FC confirmed that they do not wish to pursue the option to locate their training facility at the RPCS in Caird Park. This decision has provided an opportunity to amend the site layout of the proposed RPCS facilities to address the planning issues and to reduce the impacts which are leading to the majority of the objections made.
- 4.7 The design team has carried out an assessment of the relocation of the same RPCS facilities to a new location at the south end of the Caird Park site where the Dundee FC club training ground was to be located. A plan showing the original layout (including the Dundee FC training facility) and the revised proposed layout excluding the Dundee FC facility is included in Appendix 1.
- 4.8 The existing planning application will, therefore, be amended to reflect the proposed new layout and further public consultation will be undertaken on the amended proposal prior to it being determined by the Development Management Committee in due course. The Council would also seek the opportunity to seek a further screening direction from the Scottish Government as to whether the amended proposal would require an Environmental Impact Assessment.
- 4.9 A two stage tender process through OJEU (the Official Journal of the European Union) had been carried out for the original project which included the Dundee FC training facility. Given the scale of the change of scope and redefinition of requirements for the new revised project, it has been necessary to collapse that tender process.
- 4.10 The SCAPE Group Frameworks are an alternative OJEU compliant route to market. The frameworks are successfully being used by Dundee City Council to procure the current new school programme and coastal protection works programme.
- 4.11 These Frameworks have already been tendered through OJEU and overheads and profit are fixed through the defined SCAPE tender process. There is open book accounting and full involvement in the tender process. Where the design is carried out in-house, as is the case here, the contractor becomes part of design team where in addition to input to buildability and safety, there is a real cost focus and robust costings at all stages through market knowledge and testing. Time savings also accrue in that the contractor can be appointed immediately without the significant time associated with an OJEU compliant two stage tender and preselection process. Defined Community Benefits are also built into the contract.
- 4.12 For the reasons outlined above and in order to deliver the revised project in the earliest timescales possible, it is proposed to procure the works through a SCAPE Framework.
- 4.13 The original scheme programme had a planned opening date of May 2018, whereas the new revised project now has a planned opening date of April 2019. It is anticipated that an amended planning application will be submitted for consideration by the Development Management Committee in June 2017. If the amended Planning Application is approved, a tender report with final costs and seeking authority to let the contract is programmed to go to Council Committee in November 2017 with mobilisation on site thereafter.

5 POLICY IMPLICATIONS

- 5.1 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.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None.

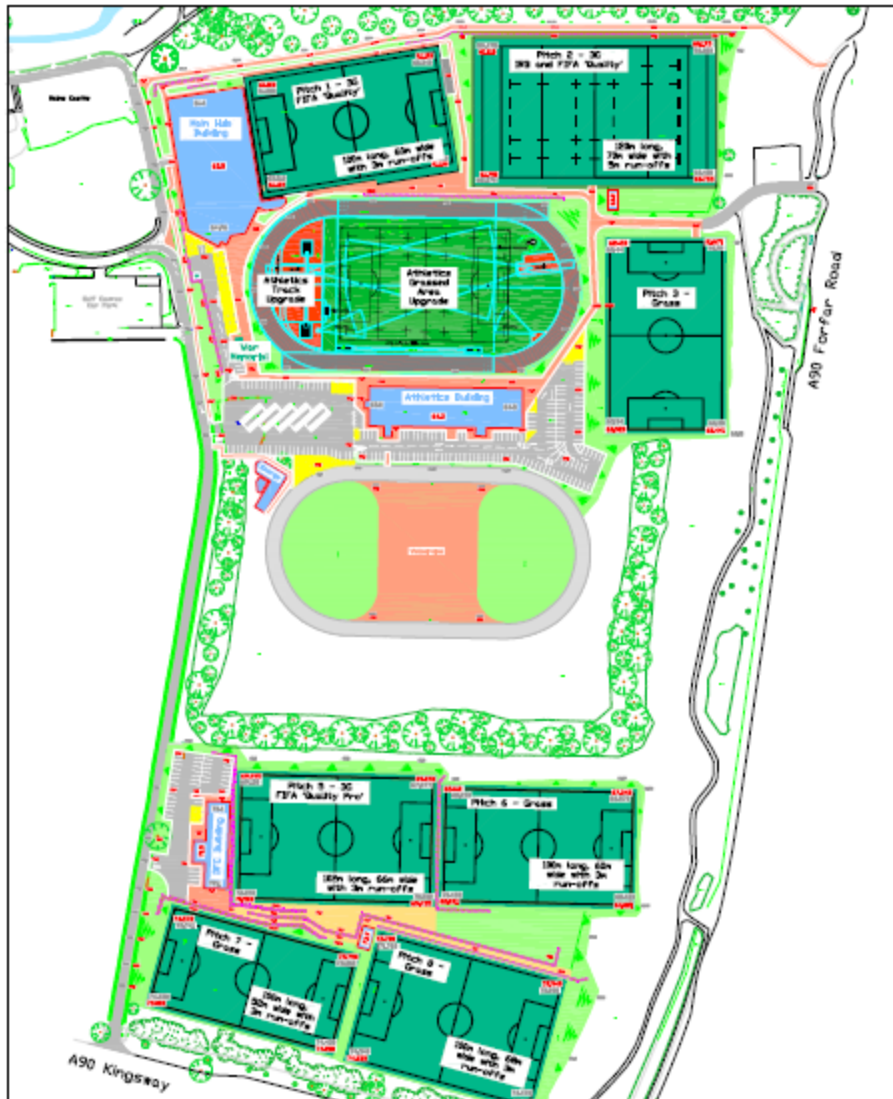
Mike Galloway
Executive Director of City Development

Fergus Wilson
Head of Design & Property

FW/MS

2 February 2017

Dundee City Council
Dundee House
Dundee



ORIGINAL PROPOSAL



REVISED LAYOUT TO SOUTH OF SITE

KEY

- | | | | | | |
|--------|----------------------|--|---------------------------|--|----------------------------|
| | GRASS PITCH | | LANDSCAPED AREA | | REINFORCED CONCRETE SLAB |
| | 3G PITCH | | EMBANKMENT (TYPICALLY 54) | | TIMBER CRIB RETAINING WALL |
| | CARRIAGEWAY/CAR PARK | | FERRYING | | PROPOSED BUILDING |
| | FOOTWAY | | EXISTING WAR MEMORIAL | | TREE BELT |
| | SYNTHETIC SURFACE | | | | |
| 64.352 | EXISTING LEVEL | | | | |
| 64.352 | PROPOSED LEVEL | | | | |

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