

REPORT TO: POLICY AND RESOURCES COMMITTEE - 8 NOVEMBER 2010

**REPORT ON: NEW OLYMPIA AND ALLAN STREET CAR PARK
CONTRACT NR 09-011**

**REPORT BY: DIRECTOR OF LEISURE AND COMMUNITIES, DIRECTOR OF CITY
DEVELOPMENT AND CITY ARCHITECTURAL SERVICES OFFICER**

REPORT NO: 660-2010

1.0 PURPOSE OF REPORT

1.1 This report details the tenders received and requests a decision on acceptance thereof.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee approve the following :-

(1) the acceptance of the tender submission from Mansell Construction Services Ltd., Perth of £24,113,904.52.

(2) the allowances amounting to £7,347,000, giving a total cost of £31,460,904.52.

3.0 FINANCIAL IMPLICATIONS

3.1 The Director of Finance has stated that the project costs of £31,460,904.52 can be met from the Council's Capital Plan. Provision of £37M was made in the Capital Plan which was approved by the Policy and Resources Committee on 11 February 2010 as follows:- £12M in the City Development Capital Plan for Allan Street Car Park and the Car Park/Swimming Pool Site Access Works and £25M in the Leisure & Communities Capital Plan for a New Swimming Pool.

Support financing of £3M from SportsScotland Lottery Funding has also been approved.

Acceptance of this most favourable tender is based on a current site start of January 2011 with a completion date of September 2012.

4.0 POLICY IMPLICATIONS

4.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

4.2 The building has been designed to be fully accessible and to be environmentally sustainable where possible.

There are no major policy issues.

5.0 TENDER REPORT

5.1 Reference is made to the meeting of the Leisure, Arts and Communities Committee of 24 March 2008 which approved report 204-2008 giving approval to the principle of the existing Olympia Swim and Leisure Centre being demolished and replaced by a purpose-built swimming and leisure facility on a site at the Allan Street car park.

5.2 Reference is made to the meetings of the Policy & Resources Committee and the Planning & Transport Committee of 14 April 2008 which approved report 201-2008 giving approval to the provision of a Multi Storey Car Park and infrastructure for a Retail Unit to be completed to coincide with the opening of the new Olympia Swim and Leisure Centre.

- 5.3 Description of project - The project comprises the construction of a new leisure pool and multi-storey car park on the northern site of the existing Allan Street car park in Dundee city centre. The leisure facilities include a flexible and adaptable 50m 6-lane competition pool, a wave pool, a rapid river, a dive pool and flumes. There will also be a changing village, fitness suite, cafe, foyer and administration area. The multi-storey car park is 13-deck, split deck, providing 500 spaces, including 30 disabled and 30 family spaces. On the ground floor of the car park there will be a 650m² lettable retail unit. The leisure pool and the car park, although two distinct parts, are joined together at a common foyer which also serves as a pedestrian route to an adjacent retail park.
- 5.4 An OJEU advert was published for this project in 22 December 2009 and the Council received 19 submissions. These were initially assessed by the Director of Finance and a short list was prepared containing eleven contractors. These were further assessed and eight contractors were invited for an interview to look in more depth at their submissions and proposals. As a result of this six contractors were then invited to tender for the project using Bills of Quantities. At the same time they were asked to provide project specific information which would enable the assessment team to complete the scoring of the quality aspects of their overall submission. A scoring weighting of 60% price and 40% quality was used to evaluate the tenders and at the conclusion of the tender exercise Mansell Construction Services Ltd., Perth were confirmed as the preferred contractor for the project.
- 5.5 Details of the six contractors submitted tenders are as noted below

Contractor	Tender Amount
1. Mansell Construction Services Ltd., Perth	£24,116,255.76
2. Morgan Sindall (Construction) plc., Livingston	£24,995,999.00
3. John Graham (Dromore) Ltd., Hillsborough	£25,181,291.00
4. Barr Holdings Ltd., Paisley	£25,295,445.12
5. Bam Construction Ltd., Glasgow	£26,338,020.98
6. Bovis Lend Lease Ltd., Harrow	£28,699,408.00

- 5.6 The Tender from Mansell, **arithmetically corrected to £24,113,904.52**, is recommended for acceptance and if agreed to it brings out the following:-

Several Works - Construction of Pool and Car Park	£24,113,904.52
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Allowances for:

Provision of eastbound bus shelter	£15,000
Works to East Whale Lane (South)	£250,000
Works to South Car Park	£100,000
Road Traffic Assessment Works	£100,000
Pedestrian Access to Gallagher's Retail Park	£50,000
Archaeology Works	£50,000
Provision of Client Telephones	£20,000
Kitchen/Cafe Fit-Out	£135,000
Flumes Enhancement	£220,000
Feature Lighting	£100,000
Automatic doors (draught lobby)	£75,000
Pool Equipment	£100,000
Loose Furniture and Equipment	£150,000
Sundry Client Fit-Out Items	£100,000
Public Art (1%)	£250,000
Thermal Modelling	£20,000
Building Warrant	£76,000
Planning Fee	£15,000
Construction (Design and Management) Co-ordinator	£38,000
Professional and Specialist Consultancy Services	£3,483,000
Contingences	£2,000,000

Total	£7,347,000	£7,347,000
Total Project Cost		£31,460,904.52

- 5.7 The following sub-contractors for major trades will be used by Mansell Construction Services Ltd., Perth

TRADE	SUBCONTRACTOR	LOCATION
Ground Consolidation & Piling Work	BBGE (Balfour Beatty) Ltd	Glasgow
Groundwork, Excavation	BBCE (Balfour Beatty) Ltd	Aberdeen
Steelwork	RIM Fabrications	Inverurie
Concrete Work	Realm Construction Limited	Lochgelly
Glazing	Esk Glazing	Montrose
Metalwork	Fenwick Ltd	Dundee
Lift Installation	Kone Lifts plc	Edinburgh
WC Cubicles	Lamart	Dundee
Mechanical Installation	BBES (Balfour Beatty) Ltd	Glasgow
Electrical Installation	BBES (Balfour Beatty) Ltd	Glasgow
Render Work	Muirfield Contracts Ltd	Dundee
Roller Shutters	Aable Doors Ltd	Dundee
Waterproof Render	Quickseal Ltd	Glasgow
Stone Cladding	Stirling Stone Ltd	Stirling
Reception Fitments	Bentleys Ltd	Dundee
Precast Concrete Stairs	Creagh Concrete Products Ltd	Edinburgh
Flooring	McGregor Flooring	Glasgow
Bird Control	Richardson & Starling Ltd	Dundee
Painter	AT Roberts	Dundee

6.0 CONSULTATIONS

The Chief Executive, Depute Chief Executive (Support Services), Director of Leisure and Communities, Director of City Development and Director of Finance have been consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

- 7.1 None.

Stewart Murdoch
Director of Leisure and Communities

Mike Galloway
Director of City Development

Rob Pedersen
City Architectural Services Officer

28 October, 2010

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