

DUNDEE CITY COUNCIL

REPORT TO: Leisure, Arts and Communities Committee - 26 January 2009

REPORT ON: Camperdown Park - Proposed Café/Visitor/Education Centre

REPORT BY: Director of Leisure and Communities

REPORT NO: 78-2009

1.0 PURPOSE OF REPORT

1.1 To update the Committee on the progress relating to the outline design and costs associated with the creation of an integrated Café/Visitor/Education Centre at Camperdown Park and to seek approval to invite tenders for the work and potential leasee partnership for the café element of the project.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee note the progress made on the outline design and costs.

2.2 The Committee agrees that the City Architectural Services Officer brings forward a tender report in respect of the works.

2.3 That the Directors of Leisure and Communities and Economic Development seek a partnership with the potential leasee for the catering franchise with the objective of an early appointment to assist in the design and implementation.

3.0 FINANCIAL IMPLICATIONS

3.1 The outlined cost of the Visitor/Education Centre is £910,000. This budget includes:-

- Contract Constructions (including down takings and contingencies) of £650,000
- Landscape Allowance of £100,000
- Professional Fees of £100,000
- Allowance of £60,000 for "heavy goods" and chairs/tables as part of the fit out to suit the appointed caterer.

3.2 This expenditure can be met from an allowance in the Leisure and Communities Department's proposed Capital Plan for 2008/09 and 2009/10.

4.0 MAIN TEXT

4.1 Reference is made to article III of the Leisure, Arts and Communities Committee of 28 April 2008 where remit was given to the Director of Leisure and Communities to progress plans for an integrated Café/Visitor/Education Centre at Camperdown Park play area, Wildlife Centre and associated changes to infrastructure including car parking. At the same time a remit was given to the Director of Economic Development to seek a potential lease, partner for the café/shop element of the project.

4.2 An outline plan has now been developed following consultation with staff from the Wildlife Centre, catering specialists and Technical Officers. An outline of the proposal is attached. The key elements of the building include the café which has potential of extending into the terraced area, an entrance point for the Wildlife Centre

and associated retail, toilet provision, storage and an Education Visitor area which can be utilised as a function suite if required.

The facility will be set at an area close to the existing entrance and this will be tied into the perimeter fence of the Wildlife Centre. Adjustments to the landscaping will be required and also as outlined in the original remit options for improvements to the car parking infrastructure are being progressed. In addition to this, reference is made to Leisure, Arts and Communities Committee of 8 December 2008 where remit was given to the City Architectural Services Officer to take forward electrical infrastructures at Camperdown. This is being progressed.

- 4.3 In terms of the catering franchise this will be taken forward through advertisement with the objective of appointing a caterer who will also be involved at the design stage.

The retail area and wildlife centre entrance will at this stage be delivered through the Leisure and Communities Department.

Committee is asked to note that the outline cost for the works is £650,000 this is exclusive of fees (£100,000 approximate) and associated landscape work (£100,000 approximate) required for the Centre.

- 4.4 The Committee are asked to note the progress made in respect of the building design and remit be given to the Architects to seek tenders for the work with the objective of commencing on site in September 2009 with the facility being open March 2010.
- 4.5 The Committee is also asked to remit the Directors of Leisure and Communities and Economic Development to invite offers and negotiate a Lease Agreement with a potential partner.

5.0 POLICY IMPLICATIONS

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.

6.0 CONSULTATION

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance have been consulted on this report and are in agreement with its contents.

7.0 BACKGROUND PAPERS

- 7.1 None.

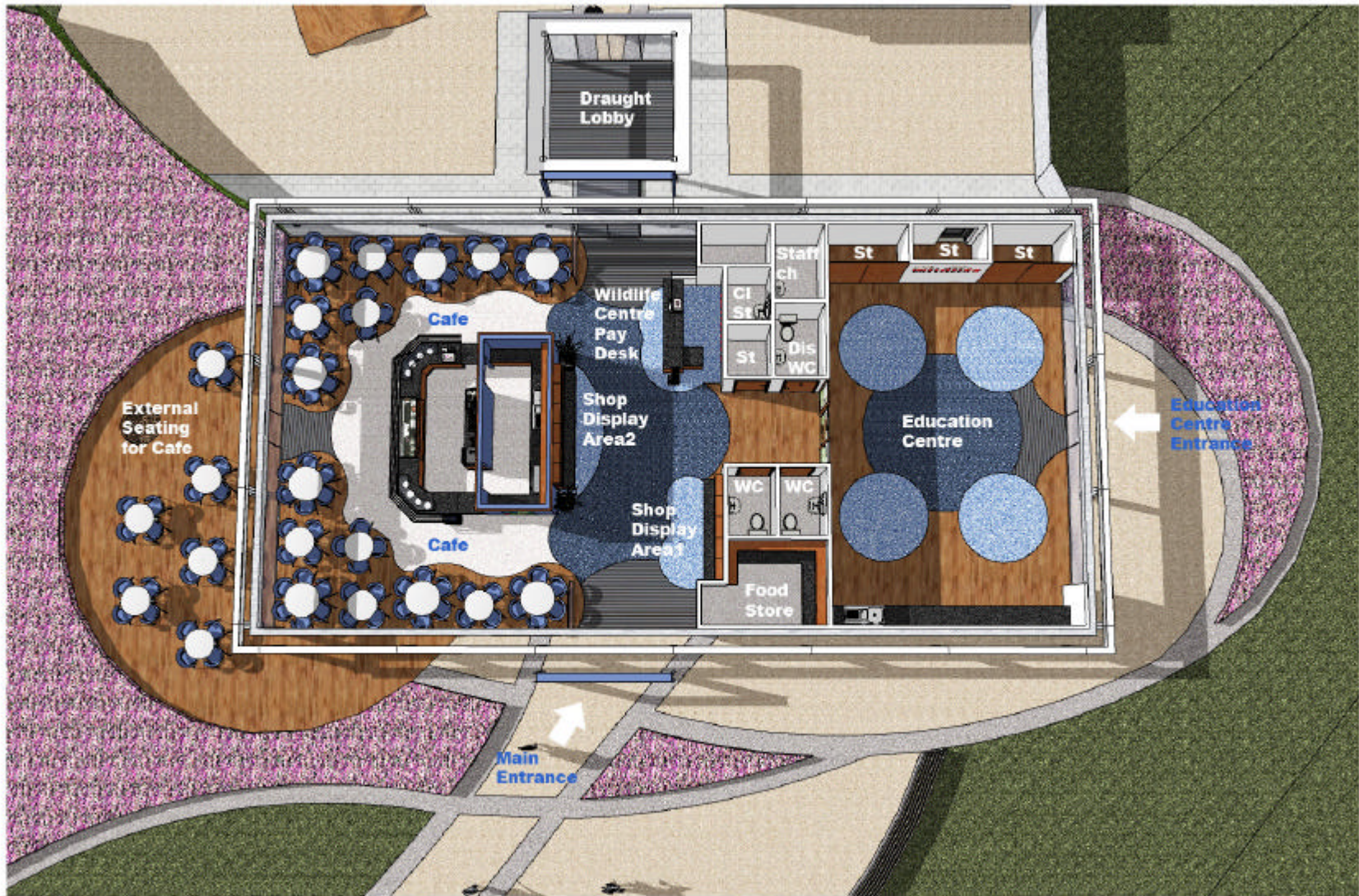
STEWART MURDOCH
DIRECTOR OF LEISURE AND COMMUNITIES
12 JANUARY 2009

Camperdown Park Proposed Cafe/Visitor/Education Centre



Approach from Car Park

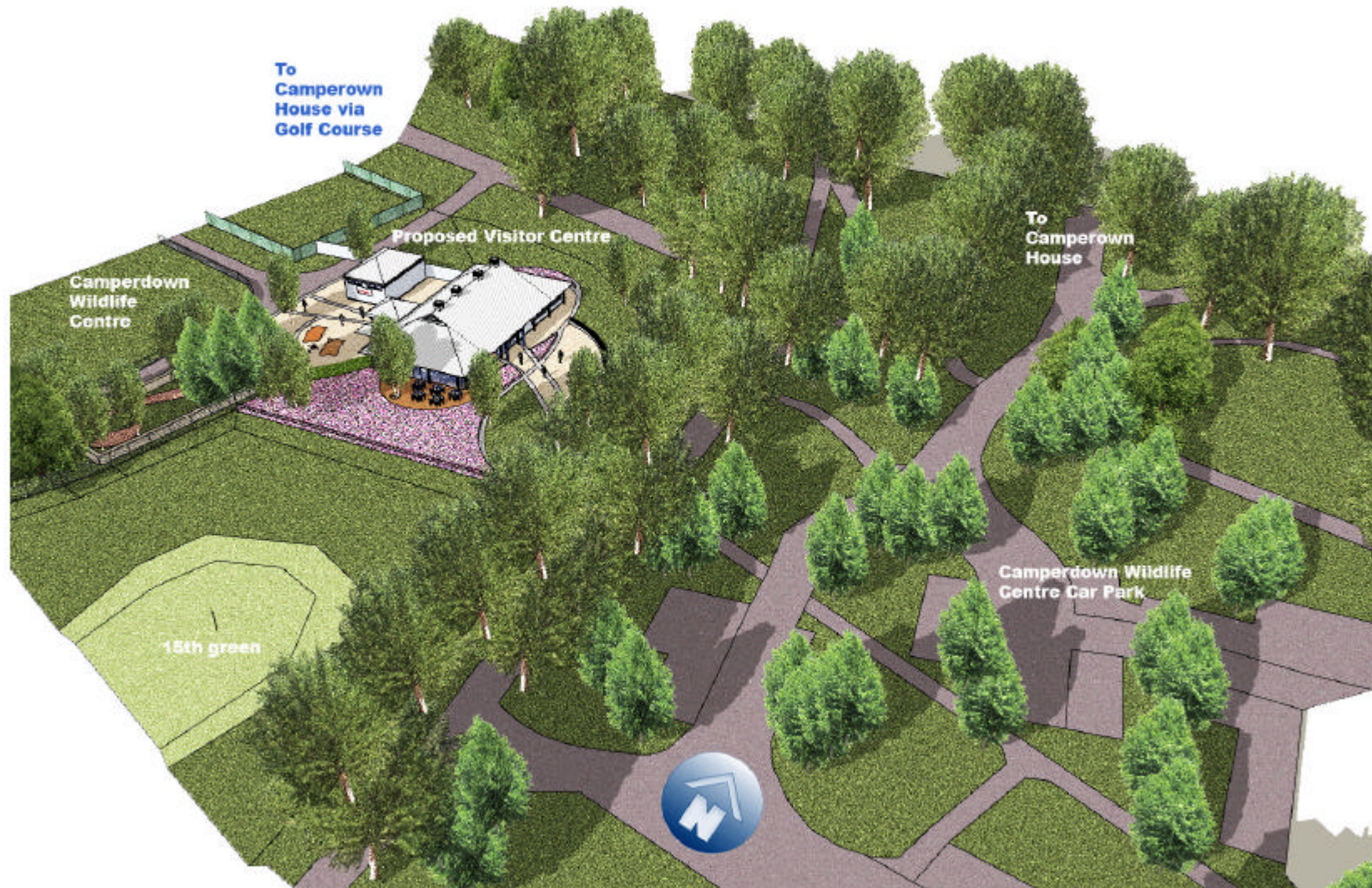
January 2009



Floor Plan

January 2009

Camperdown Park Proposed Cafe/Visitor/Education Centre



Site Plan

January 2009

Camperdown Park Proposed Cafe/Visitor/Education Centre



View from inside Cafe

January 2009