

REPORT TO: SPECIAL POLICY & RESOURCES COMMITTEE - 15 MAY 2006
REPORT ON: DUNDEE HOUSE - APPOINTMENT OF LEAD CONSULTANT
REPORT BY: DEPUTE CHIEF EXECUTIVE (FINANCE)
REPORT NO: 332-2006

1 PURPOSE OF REPORT

To advise the Committee of the outcome of the Dundee House Project Board interviews for Lead Consultant and to formally approve their recommended consultant.

2 RECOMMENDATIONS

- 2.1 The Dundee House Project Board would recommend that the Council appoint Reiach and Hall, Architects, as the Lead Consultant for the Dundee House office project.

3 FINANCIAL IMPLICATIONS

- 3.1 The fee payable to Reiach and Hall will be 8.65% of the construction cost and at a projected construction cost of £20m is projected to be £1.73m. It should be noted that this fee is to cover not only Reiach and Hall's fee, but also that of the associated sub-consultants that they will appoint.
- 3.2 The construction cost and fees for Dundee House will be funded from a mixture of capital receipts and prudential borrowing, as detailed in Report 565-2005, which was approved by the Policy & Resources Committee on 12 September 2005.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Reiach and Hall demonstrated to the Project Board that they will deal with the environmental issues associated with Dundee House in a sensitive and innovative manner.
- 4.2 The whole life costs of the new offices at Dundee House will be substantially less than those at Tayside House, due to increased energy efficiencies, lower energy costs and reduced ongoing maintenance. These financial savings will be utilised to fund the prudential borrowing on the project.

5 EQUAL OPPORTUNITIES & IMPLICATIONS

- 5.1 The proposed new building will ensure services will be delivered from a barrier free environment.

6 BACKGROUND

- 6.1 The Policy & Resources Committee at its meeting on 12 September 2005, considered and approved Report 565-2005 on the process for constructing new office accommodation in North Lindsay Street, Dundee, to replace the current facilities at Tayside House. The Committee also approved the process whereby the Lead Consultant (Architect) who will design and manage the construction of the new offices was to be determined by a Project Evaluation Panel and Project Board, with a recommendation then being submitted to the Policy & Resources Committee.
- 6.2 An advert for Lead Consultant was placed in the Official Journal of the European Union (OS) on 21 September 2005 and by the closing date on 31 October 2005, 20 compliant tenders had been received.
- 6.3 The Project Evaluation Panel selected eight consultants for interview. The eight tenderers were interviewed on 2nd and 3rd February 2006, and after a rigorous interview, three lead consultants were selected for a short-leet. These three consultants were asked to submit outline design proposals, including a model and boards. These submissions were put on display for the public and Council staff between 11 April 2006 and 28 April 2006.
- 6.4 The Dundee House Project Board interviewed the three lead consultants on 8 May 2005, and also received comments from the Project Evaluation Panel, public and staff, Dundee Civic Trust and Dundee Institute of Architects.
- 6.5 The Project Board have agreed to recommend that Reiach and Hall, Architects, Edinburgh, be appointed as Lead Consultant for the Dundee House office development.

7 CONSULTATION

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), City Architectural Services Officer, Director of Planning & Transportation, Director of Economic Development, Dundee Civic Trust and Dundee Institute of Architecture have been consulted in the preparation of this report.

8 BACKGROUND PAPERS

None.

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11 MAY 2006