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<b>Report To:</b>	<b>Regeneration Committee</b>	<b>Date:</b>	<b>8 March 2012</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Environment and Chief Financial Officer</b>	<b>Report No:</b>	<b>R237/12/AF/sm</b>
<b>Contact Officer:</b>	<b>Andrew Gerrard</b>	<b>Contact No:</b>	<b>01475 712456</b>
<b>Subject:</b>	<b>Capital Programme 2011/12 to 2014/15 - Progress</b>		

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## **1.0 PURPOSE**

- 1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Regeneration Capital Programme and to highlight the overall financial position.

## **2.0 SUMMARY**

- 2.1 This report advises Committee in respect of the progress and financial status of the projects within the overall Regeneration Capital Programme.
- 2.2 It can be seen from the table that the projected spend is £64.019m, which means that the total projected spend is on budget.
- 2.3 Expenditure is currently 70% of 2011/12 projected spend and slippage of 1.18% (£0.143m) is currently being reported. This figure is comprised of £0.800m slippage in the Asset Management Plan and £0.600m across the various allocations, which has been offset by acceleration of £0.700m in the Leisure Strategy, £0.200m in Port Glasgow Town Centre and £0.350m in the Arts Guild, resulting in the low level of net slippage.

## **3.0 RECOMMENDATIONS**

- 3.1 That Committee note the progress on the specific projects detailed in the Appendix.
- 3.2 That Committee approve the cost increase on the Gourock Pool Refurbishment contract, as detailed in Appendix 2, and the reallocation of funding from the Leisure and Pitches Contingency to fund the increase.

## **4.0 BACKGROUND**

- 4.1 In February 2011 the Council agreed a three year Capital Programme covering the period 2011/14. The Government has subsequently announced 2014/15 Capital Grant allocations and in February 2012 the Council agreed both to extend the Capital Programme to include financial year 2014/15 and to fund a number of additional Capital projects from available reserves.

## **5.0 PROGRESS (major projects)**

- 5.1 Gourock Pier and Railhead Development Area: The current Gourock project proposals were approved by the Regeneration Committee on the 27th October 2011 and approved by the Policy and Resources Committee on the 15th November 2011. A Public consultation process on the updated proposals took place on the 13th December 2011. A Public Contracts Scotland advertisement for the main contractor as well as OJEU notice was placed on the 19th December 2011 and a total of 17 PQQ's were received on the 3rd February 2012. These will be scored and a tender shortlist agreed with the aim to issue tenders in the spring and achieve a full site start in September 2012. This will be subject to planning permission, agreement on the one way system and concluding a land agreement with Network Rail.

A separate detailed planning application has been submitted to create a temporary car park on the grass area to the south of the current Network Rail Car Park. This will create approximately 47 additional temporary car parking spaces. Subject to receipt of planning permission and clarity of the absence of any major services diversions required the advance works should start towards the end of April 2012.

- 5.2 Sports & Pitches Strategy: Design teams have been appointed for all the major projects within the Sports and Pitches Strategy. Various projects are now complete. Works are now progressing on site at Gourock Pool and authority is sought in section 3.2 to approve the cost increase and reallocate funding from the Leisure and Pitches Contingency. Completion is expected imminently at Ravenscraig Stadium (main stand refurbishment). The new running track cannot be laid until weather conditions are suitable. Parklea Phase 5 (Community Sports Facility) is also approaching completion. Design works for Nelson Street Sports Centre Refurbishment is progressing with tenders to be issued before the end of the financial year. The planning application for Rankin Park Grass Pitch and Pavilion has been made. Works on the first phase (roofing works) and second phase (internal refurbishment) at the South West Library have commenced.

- 5.3 Arts Guild: This Horizon Project has an approved budget of £2.00m. An additional £0.50m was approved by Council (12/02/2009) from revenue reserves (CFCR). The Arts Guild was awarded £0.378m by the Big Lottery in late May 2010. Works commenced on site on 22 November 2010. The project was delayed by 6 weeks at the start of the project due to inclement weather and underground obstructions encountered which disrupted piling operations. However good progress is now being made. Superstructure is now complete and the internal fit-out is progressing. Completion is due in July 2012.

An approach to the Council has been made by the Arts Guild regarding an additional funding contribution resulting from adverse ground conditions. This will be the subject of a future report to the Policy & Resources Committee on the 27<sup>th</sup> March 2012.

- 5.4 Asset Management Plan – Offices: The Enabling Works and Façade Retention Works at the Greenock Municipal Buildings are complete and the main contract is now progressing with the structural glazing now complete except for the entrance doors, the services installations well advanced, the customer counter currently being manufactured off site and completion of the east most lift imminent. The demolition works at Wellington Academy and Highholm Primary are now on site. Design works are progressing on the Central Library Conversion and the planning application has been resubmitted. Works to convert the Business Store have commenced.

- 5.5 Asset Management Plan – Depots: Substantial ground investigation works have been completed at Pottery Street and design works are progressing. Tender documentation for the Salt Barn will be issued imminently. Surveys and investigation works for the upgrading of the Kirn Drive Civic Amenity Site have been commenced.
- 5.6 Lunderston Bay Rangers Station and Public Toilet: This project was the subject of a separate report to the October Committee. Completion of the design and preparation of tender documentation is progressing. The planning application has been submitted.
- 5.7 Port Glasgow Town Hall: At the Meeting of the Inverclyde Council on 9<sup>th</sup> February 2012 £0.250m was allocated for refurbishment works to Port Glasgow Town Hall. The precise scope of works is to be finalised but will include refurbishment of the ground floor toilets, rewiring the kitchen and replacement of the lift.
- 5.8 Please refer to the status reports for each project contained in Appendix 1.

## 6.0 IMPLICATIONS

- 6.1 The figures below detail the position at 10th February 2012. Expenditure to date (to period 10) is £8.376m (70% of the 2011/12 projected spend).
- 6.2 The current budget is £64.019m, made up of £13.932m supported borrowing, £45.734m prudential borrowing, £4.353m CFGR and nil grant funding. The current projection is £64.019m which is on budget.

<u>Service</u>	<u>Approved Budget</u> <u>£000</u>	<u>Current Position</u> <u>£000</u>	<u>Overspend / (Underspend)</u> <u>£000</u>
Regeneration & Planning	23,034	23,034	-
Property Assets & Facilities Management	39,876	39,876	-
Community Investment Fund	1,109	1,109	-
Total	64,019	64,019	-

- 6.3 The approved budget for 2011/12 is £12.166m. The Committee is projecting to spend £12.023m, with slippage/rephasing of £0.143m (1.18%) into future years. This figure is comprised of £0.800m slippage in the Asset Management Plan and £0.600m across the various allocations, which has been offset by acceleration of £0.700m in the Leisure Strategy, £0.200m in Port Glasgow Town Centre and £0.350m in the Arts Guild, resulting in the low level of net slippage.
- 6.4 Appendix 2 highlights a variation to the Gourock Pool Refurbishment contract which has resulted in the approved cost being exceeded by £0.157m. A specific approval is required in terms of the Council's Financial Regulations. The increase has been contained within existing budgets (Leisure and Pitches Contingency).

## 7.0 CONSULTATIONS

- 7.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Performance has not been consulted.
- 7.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Democratic Services has not been consulted.

## 8.0 LIST OF BACKGROUND PAPERS

- 8.1 Property Assets and Facilities Management Capital Programme Technical Progress Reports February 2012 (a technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

## **9.0 EQUALITIES**

9.1 There are no equalities implications in this report.

COMMITTEE: REGENERATION

APPENDIX

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	Status
	Est Total Cost	Actual to 31/3/11	Approved Budget 2011/12	Revised Est 2011/12	Actual to 10/02/12	Est 2012/13	Est 2013/14	Est 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000				
<b>Regeneration and Planning</b>													
<b>Supported Borrowing</b>													
Kilmacolm Library Fit-out	100	4	55	48	48	48	0	0	0				Complete
Gourock Pier & Railhead Development Area (includes £300k funded from CFCR)	2600	392	0	4	4	100	2104	0	0	Mar-10	tba	tba	
Regeneration of Port Glasgow Town Centre (funded from CFCR)	1000	0	0	200	0	150	650	0	0				
<b>Regeneration and Planning Supported Borrowing Total</b>	<b>3700</b>	<b>396</b>	<b>55</b>	<b>252</b>	<b>52</b>	<b>298</b>	<b>2754</b>	<b>0</b>	<b>0</b>				
<b>Prudentially Funded</b>													
Leisure Strategy													
Ravenscraig Stadium Refurbishment	1756	132	900	1250	1195	308	66	0	0	Apr-11	Jan-12	Feb-12	Completion of stand is imminent. Surfacing works to track and planting works are weather dependant and have been delayed until the spring.
Parklea Pavilion and Juniors Facility	4881	835	2168	3250	2871	696	100	0	0	Apr-11	Aug-12	Jun-12	Phase 2 Infrastructure Works complete. Phase 3 Grass Pitches - complete. Phase 4 Pitches - 3 pitches are complete and sand-slitting work on 4th and final pitch will be carried out in the spring. Phase 5 Community Sports Facility - the building will be complete internally and externally imminently, pitch and viewing stands are complete, external works are progressing. Delays are being experienced with gas and electricity connections. Phase 6 Remedial Works - complete.
Rankin Park Grass Pitch and Pavilion	1400	0	500	100	34	500	750	50	0	May-12	Dec-12	Jun-13	Planning application has been submitted. Design progressing. Tender issue expected in April 2012.
Rankin Park 5-a-side Facility	2250	0	0	0	0	0	0	2250	0	tba			
Nelson Street Sports Centre Refurbishment	600	0	0	30	8	470	100	0	0	Jun-12	Mar-13	Sep-12	Design work progressing. Building warrant submission imminent.
South West Library Refurbishment	315	0	62	160	6	140	15	0	0	Jan-12	Sep-12	Sep-12	Phase 1 Roof Works and Phase 2 Windows/Internal Refurbishment have both commenced on site and are due to finish at the end of March. Phase 3 External Works will follow thereafter.
New Community Facility Wellington (includes £200k CFCR)	700	0	400	0	0	50	600	50	0	tba			Design to be commenced following agreement of site location.
Gourock Pool Refurbishment	1959	174	1149	1149	812	537	99	0	0	Oct-10	Dec-11	Apr-12	Structure is now water-tight with the exception of some windows/doors and the internal fit-out is underway. First fix mechanical and ventilation works are complete. External works are progressing.
Indoor Bowling Refurbishment	152	0	138	138	138	14	0	0	0	Aug-11	Sep-11	Sep-11	Complete
Waterfront Ice Rink	100	0	0	0	0	0	100	0	0				
Pitches Strategy													
Birkmyre Drainage	140	0	0	0	0	130	10	0	0	tba			
Pitches Strategy Balance	0	0	0	0	0	0	0	0	0				
Leisure and Pitches Contingency	35	0	0	0	0	0	35	0	0				
Leisure and Pitches Complete on Site	2546	2444	102	32	9	70	0	0	0				Complete
Gourock One Way System	2500	0	0	0	0	0	0	2500	0				
<b>Regeneration and Planning Prudentially Funded Total</b>	<b>19334</b>	<b>3585</b>	<b>5419</b>	<b>6109</b>	<b>5073</b>	<b>2915</b>	<b>1875</b>	<b>4850</b>	<b>0</b>				
<b>Grant Funding</b>													
None	0	0	0	0	0	0	0	0	0				
<b>Regeneration and Planning Additional Funding Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
<b>Regeneration and Planning Total</b>	<b>23034</b>	<b>3981</b>	<b>5474</b>	<b>6361</b>	<b>5125</b>	<b>3213</b>	<b>4629</b>	<b>4850</b>	<b>0</b>				

COMMITTEE: REGENERATION

APPENDIX

Project Name	1	2	3	4	5	6	7	8	9	10	11	12	Status
	Est Total Cost	Actual to 31/3/11	Approved Budget 2011/12	Revised Est 2011/12	Actual to 10/02/12	Est 2012/13	Est 2013/14	Est 2014/15	Future Years	Start Date	Original Completion Date	Current Completion Date	
	£000	£000	£000	£000	£000	£000	£000	£000	£000				
<b>Property Assets and Facilities Management</b>													
<b>Supported Borrowing</b>													
<u>Carried Forward from Previous Years</u>													
Major Works 2008/09 -													
Devol Glen Stabilisation Works (includes £100k Prudentially Funded)	491	367	124	123	123	1	0	0	0	Dec-10	Mar-11	Apr-11	Complete
Office Accomodation Allocation 2008/09	98	0	150	10	0	88	0	0	0	Apr-11	Mar-11	Mar-12	Being developed as part of office accommodation review
<u>Property Assets Allocation 2009/10/11</u>													
Energy Compliance Works 2009/10/11	120	112	58	8	0	0	0	0	0	Apr-09	Mar-10	Jul-11	Complete
Office Accomodation Allowance 2009/10/11	50	45	25	5	0	0	0	0	0	Apr-09	Mar-10	Mar-11	Complete
Reservoir General Works 2009/10/11	58	58	72	0	0	0	0	0	0	Apr-09	Mar-10	Mar-12	Complete
<u>Property Assets Allocation 2011/12</u>													
Health and Safety Works 2011/12	212	0	350	142	73	70	0	0	0	Apr-11	Mar-12	Mar-12	Necessary works following from statutory inspections - ongoing.
Various Properties DDA Works 2011/12	0	0	50	0	0	0	0	0	0	Dec-11	Mar-12	Mar-12	Necessary works following from statutory inspections - requirements being scoped.
Energy Compliance Works 2011/12	100	0	100	13	13	87	0	0	0	Apr-12	Dec-11	Aug-12	Electrical upgrades to town hall foyer to be retendered.
Fire Risk Assessment Works 2011/12	260	0	100	200	68	60	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed.
Minor Works 2011/12	230	0	100	200	101	30	0	0	0	Apr-11	Mar-12	Mar-12	Various projects on site. Further schemes being developed.
Office Accommodation 2011/12	15	0	50	15	9	0	0	0	0	Apr-11	Mar-12	Mar-12	Works at Greenock Municipal Buildings and Strone office are complete.
Reservoirs General Works 2011/12	75	0	75	50	16	25	0	0	0	Apr-11	Mar-12	Mar-12	Ongoing remedial works.
Various Properties Demolitions 2011/12	55	0	25	52	45	3	0	0	0	Oct-11	Mar-12	Mar-12	Demolition of Battery Park old pavilion complete. Demolition of Octavia Tenants Hall out to tender.
Inverclyde Leisure Essential Upgrades 2011/12	50	0	50	9	0	41	0	0	0	Jan-12	Mar-12	Mar-12	Various upgrades at Gourrock Pool being progressed in conjunction with Inverclyde Leisure
Farms Essential Maintenance 2011/12	70	0	30	15	13	55	0	0	0	Apr-11	Mar-12	Mar-12	Various works complete. Further schemes (including rewiring) being developed
Pathway Improvements 2011/12	27	0	20	27	20	0	0	0	0	Apr-11	Mar-12	Mar-12	Works at Wellpark and Gourrock Park complete. Works at Newark Cattle progressing.
Design and Precontract Works Allocation 2011/12	50	0	50	50	23	0	0	0	0	Apr-11	Mar-12	Mar-12	Various feasibilities being progressed.
Balance	0	0	-150	0	0	0	0	0	0				
<u>Indicative Provision 2012/13 &amp; 2013/14</u>													
General Provision	3000	0	0	0	0	800	1200	1000	0				
<u>Contribution to Watt Complex Refurbishment (includes £1000k CFCR)</u>													
GMB - Fit out of Fire Museum	100	0	100	100	95	0	0	0	0	Apr-11	Jun-11	May-11	Complete
Inverkip Community Facility and Library Fit Out (includes £650k CFCR)	1250	0	0	0	0	200	700	350	0				
Greenock Town Centre (funded from CFCR)	250	0	0	0	0	200	50	0	0				
Port Glasgow Town Centre, Refresh of Port Glasgow Town Hall (funded from CFCR)	250	0	0	0	0	200	50	0	0				
<u>Horizon Projects</u>													
Arts Guild (includes £500k Capital Financed from Current Revenue)	2500	208	1706	2056	1100	236	0	0	0	Nov-10	Jun-12	Jul-12	Superstructure complete. Internal fit-out progressing.
<b>Property Assets Supported Borrowing Total</b>	<b>13311</b>	<b>790</b>	<b>3085</b>	<b>3075</b>	<b>1699</b>	<b>2196</b>	<b>3150</b>	<b>4100</b>	<b>0</b>				
<b>Complete On Site</b>													
<b>Supported Borrowing</b>													
Complete on Site Allocation	65	0	65	65	62	0	0	0	0				Estimate for settlement of final accounts for completed projects.
<b>Complete on Site Supported Borrowing Total</b>	<b>65</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				

COMMITTEE: REGENERATION

APPENDIX

Project Name	1 Est Total Cost £000	2 Actual to 31/3/11 £000	3 Approved Budget 2011/12 £000	4 Revised Est 2011/12 £000	5 Actual to 10/02/12 £000	6 Est 2012/13 £000	7 Est 2013/14 £000	8 Est 2014/15 £000	9 Future Years £000	10 Start Date	11 Original Completion Date	12 Current Completion Date	Status
<b>Prudentially Funded</b>													
<b>Asset Management Plan</b>													
<b>Offices</b>													
Greenock Municipal Buildings	2467	332	1718	1618	1121	400	117	0	0	Dec-10	Jan-12	Mar-12	Façade Retention and Customer Contact Centre enabling works complete. Customer Contact Centre main contract - structural glazing is complete except for the entrance doors, services installations are well advanced, customer counter is currently being fabricated off site, eastmost lift will be complete in mid February.
Greenock Municipal Buildings Balance	2533	0	0	0	0	0	2433	100	0				
Gourock Municipal Buildings	300	0	0	0	0	0	300	0	0				
Port Glasgow Hub	200	0	0	0	0	0	200	0	0				
Wellington Academy/Highholm Primary Demolition	342	7	343	250	67	65	20	0	0	Jan-12	Mar-12	Apr-12	Works have commenced at Wellington with soft strip and asbestos removal underway. Highholm to commence imminently.
Contribution to Lunderston Bay Visitor Facility	15	0	0	15	0	0	0	0	0				
Wallace Place	1500	0	0	0	0	250	1150	100	0	Oct-12	Sep-13	Sep-13	Structural investigations and asbestos surveys underway. Design commenced.
Business Store	400	5	70	70	11	25	250	50	0	Jan-12	tba	tba	First phase commenced on site.
Central Library Conversion	3600	24	726	156	110	1070	1950	400	0	Oct-12	Jul-13	Jul-13	Design works on revised scheme are progressing. Planning application has been resubmitted.
West Stewart Street	100	0	0	0	0	0	100	0	0				
Lease Expiry	500	0	0	0	0	0	500	0	0				
Balance	43	0	0	0	0	43	0	0	0				
<b>Depots</b>													
Replacement Depot	13000	0	400	400	172	1500	9500	1600	0	Jun-12	Jan-14	Apr-14	Ground investigations completed. Design works progressing. Salt Barn tenders will be issued imminently.
Kirn Drive Civic Amenity Site	700	0	50	5	1	645	50	0	0	Jul-12	Nov-12	Mar-13	Site investigations progressing. Design works commenced.
Devol - Building Services Depot	300	0	0	0	0	0	300	0	0				
Ingleston Street Dilapidations	500	0	0	0	0	0	0	500	0				
<b>Prudentially Funded Total</b>	<b>26500</b>	<b>368</b>	<b>3307</b>	<b>2514</b>	<b>1482</b>	<b>3998</b>	<b>16870</b>	<b>2750</b>	<b>0</b>				
<b>Property Assets and Facilities Management Total</b>	<b>39876</b>	<b>1158</b>	<b>6457</b>	<b>5654</b>	<b>3243</b>	<b>6194</b>	<b>20020</b>	<b>6850</b>	<b>0</b>				
<b>Community Investment Fund</b>													
<b>Supported Borrowing</b>													
Lunderston Bay Visitor Facility (includes £203k funded from CFCR)	1109	864	235	8	8	215	22	0	0	Apr-12	May-12	Jul-12	Design progressing to tender stage. Final agreement on source of water supply awaited. Thereafter building warrant will be submitted. Planning application submitted
<b>Community Investment Fund Supported Borrowing Total</b>	<b>1109</b>	<b>864</b>	<b>235</b>	<b>8</b>	<b>8</b>	<b>215</b>	<b>22</b>	<b>0</b>	<b>0</b>				
<b>Regeneration Total</b>	<b>64019</b>	<b>6003</b>	<b>12166</b>	<b>12023</b>	<b>8376</b>	<b>9622</b>	<b>24671</b>	<b>11700</b>	<b>0</b>				
<b>Summary Per Funding Source</b>													
Supported Borrowing	13932	1827	2960	2720	1376	1409	5326	2750	0				
Prudentially Funded	45734	3953	8726	8623	6655	6913	18545	7600	0				
Grant Funding	0	0	0	0	0	0	0	0	0				
CFCR	4353	223	480	680	345	1300	800	1350	0				
<b>Regeneration Total</b>	<b>64019</b>	<b>6003</b>	<b>12166</b>	<b>12023</b>	<b>8376</b>	<b>9622</b>	<b>24671</b>	<b>11700</b>	<b>0</b>				

**GOUROCK OUT DOOR POOL**

**Project No. 09/111**

**TECHNICAL PROGRESS REPORT: FEBRUARY 2012**

**APPENDIX 2**

**8 March 2012**

**ITEMS REQUIRING SPECIFIC APPROVAL IN TERMS OF THE COUNCIL'S FINANCIAL REGULATIONS**

**VARIATIONS IN THE CONTRACT RESULTING IN THE APPROVED COST BEING EXCEEDED**

**1. Revised structural details £33,150.00**

After exposure of existing structure, details of tie in with existing building combined with more stringent Building Warrant requirements resulted in alterations to slab layout and tie in of steelwork to the existing building. Additional windposts, brickwork strengthening and reinforced detailing to balustrade supports were also required.

**2. Revisions to extent of Albert Road wall £27,000.00**

On exposure of the existing wallhead, the condition of the existing wall resulted in a requirement for further demolition and localised rebuilding of the retaining wall. This affected downtakings, new brick walls, rendering and cladding solutions to the sensitive frontage.

**3. Final Building Control requirements £36,000.00**

The extreme exposed location of the building resulted in review of final Building Control requirements. Whilst an allowance for this work had been made the final impact has proved to be more stringent than was anticipated. Non standard heavy duty specialist copings were required, as was a cranked detail to the balustrading and stair with anti walk pavior strips. Specialist lighting was also deemed necessary in the Gym area and final positioning of fire routes resulted in additional fire doors and ironmongery.

**4. Substructure and External works remeasure £28,500.00**

On exposure, the original foundations below the slab and subsoil conditions were not as had been expected. This resulted in greater excavation, upfill, groundworks, piling, ground beam detailing and underpinning.

**5. Increased depth to screed and anti cracking detailing £7,000.00**

On detailed site examination of final existing tie in levels, final screed thicknesses to achieve adequate drainage falls were adjusted and additional anti cracking mesh added to mitigate any effects of future settlement. Varied thickness required anti crack strips.

**6. Additional remedial works to pool and surround £14,300.00**

After removal of the pool paintwork, scum channel and surround, detailed inspection of these areas and surrounding hard standing indicated a greater extent of repairs than could have been originally anticipated.



**7. Services Consultants review** **£17,820.00**

During the on site stage of the project the Services Consultant carried out a review of Services taking into account the final solutions for the interface with the existing building and final Building Warrant solutions. The review indicated that the Air handling system required some redesign to avoid possible condensation problems. Adjustments were also required on relocation of condenser from roof to previous internal store. The original calculations had been based on an in cavity insulation barrier. on removal of the cavity wall backing on to the remaining wall this solution was not possible and impacted on the U values.

**8. Lift housing** **£5,000.00**

Problems were encountered in detailing the interface of the Contractors Dersign lift installation and fabric of the brick and roof and enclosure to ensure a weather tight solution and accessibility for maintenance. A visually non intrusive solution was required to avoid conflict with the sensitive pavilion frontage.

**9 Remedial works to existing structure including drainage** **£8,350.00**

On final exposure of the existing adjacent buildings, previously concealed areas revealed existing defects which required to be remedied to allow construction of the adjoining structure to progress. On exposure, the existing drainage required remedial works and the new system required some redesign.

**10. On site Detailing** **£19,700.00**

During project evolution certain changes in detailing were required particularly at the podiums on the sensitive Albert Road frontage. Where possible offsetting savings were made. This also reflected the final solution for work of a provisional nature where Project evolution resulted in certain changes to detailing which were considered unavoidable to maintain the profile and standard of the project.

**11. Omission of Contingency allowance** **-£65,000.00**

Omission of contingency allowance.

**12. Advance demolition contract** **-£3,522.00**

Difference between the original cost of the previously completed advance contract and proposed final account after inclusion of direct payments for service connections.

**13. Temporary works for Pool Painting**

The special paint for the pool requires specific temperature and humidity conditions. If these do not occur in April it will be necessary to construct a temporary structure in order to apply the paint in time for the pool opening.

**£20,000.00**

**Sub Total** **£148,298.00**

**14. Fees** **£16,183.00**

Increase to the sub total and final Building Control requirements has resulted in a subsequent percentage increase in fees.

**£164,481.00**

**15. Funding/Tender Adjustment**

The total funding available for this project is £1,802,000. Tender returns resulted in a revised funding requirement of £1,794,364.

**-£7,636.00**

**Final Total** £156,845.00