
**MAJOR CAPITAL REGENERATION PROJECTS – UPDATE REPORT AS AT 4
AUGUST 2016**

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to update the Policy & Resources Committee on progress in delivering the 12 major capital regeneration projects, excluding the nine Lorn Arc projects (covered in separate report to this committee), led by Development and Infrastructure Services. The attached Highlight Report (Appendix A) along with a Programme Plan (Appendix B) outlines the current position of the projects as at the 18 June 2016
- 1.2 The paper also reports on key issues that will impact on the successful delivery of the projects from design development stage through to procurement and implementation.
- 1.3 The Helensburgh Town Centre and Esplanade public realm works; Campbeltown Transit Berthing Facility; Oban Stafford Street public realm works; Dunoon Wooden Pier Refurbishment Phases 1a and 1b; and the Rothesay and Campbeltown Townscape Heritage Initiatives have all been completed. The Oban Phase 2 public realm works (George St to Station Square); Rothesay Pavilion Enabling works and Queens Hall Asbestos removal works are on site. Following approval of the design brief specification for the Helensburgh Waterfront development at the Helensburgh & Lomond June Area Committee officers will now proceed with the procurement of a design team and cost consultants to take the project forward from concept design stage to detailed design for member approval.
- 1.4 Since the last report the projects remain on track against the March 2016 reported timescales.
- 1.5 Budget: Following approval of the February 2016 Budget, capital underwriting of £5m was allocated for the Helensburgh Waterfront development and £1.9m for the Rothesay Pavilion, as a result the capital regeneration projects are currently low to medium risk of not being delivered within the reported budgets, the only exception is the Dunoon Queens Hall project which is projecting a shortfall of circa £1.951m. A report on the cost of delivering the Dunoon Queens Hall project following the evaluation of the submitted Tenders will come to this committee. The provision of underwriting funds in the February Budget for the aforementioned projects is to enable these projects to progress whilst officers continue to seek additional external funding thereby releasing funds to deliver

the Council's wider economic regeneration aspirations across Argyll and Bute. Budget details are contained within Appendix A.

1.6 It is recommended that the Policy and Resources Committee:-

Note the current progress and agreed allocation of budget resources to date against each of the projects.

Note the homologation of the £100k of works to the Rothesay Pavilion

Approve the projected increased cost of £375k to deliver the Rothesay Pavilion Enabling works contract.

**MAJOR CAPITAL REGENERATION PROJECTS – UPDATE REPORT AS AT 4
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2. INTRODUCTION

- 2.1 The progress report sets out the current position of each of the twelve capital regeneration projects, excluding the nine Lorn Arc projects (covered in a separate report to this Committee).
- 2.2 The attached Highlight Report (Appendix A) along with a Programme Plan (Appendix B) outlines the current position of each project.
- 2.3 The paper also reports on key issues that will impact on the successful delivery of the projects from development stage through to procurement and implementation.

3. RECOMMENDATION

- 3.1 Note the current progress and agreed allocation of budget resources to date against each of the projects.
- 3.2 Note the homologation of the £100k of works to the Rothesay Pavilion
- 3.3 Approve the projected increased cost of £375k to deliver the Rothesay Pavilion Enabling works contract.

4. DETAILS

- 4.1 **Progress** –. Projects remain on track against the March 2016 reported timescales.
 - 4.1.1 **Campbeltown** – With the completion of the remaining two key target THI buildings, the Town Hall and 50-52 Main Street (both contribution projects to third parties) the Campeltown CHORD projects have all been completed with surplus funds remaining within the budget allocation.
 - 4.1.2 **Helensburgh – Town Centre Public Realm works** – Officially opened on the 20th June 2015; the project continues to receive very positive feedback. To date the project has been shortlisted for nine awards and received two awards, a

Scottish Design Award and a Royal Institute Architecture Scotland (RIAS) Award for Public Realm. **Helensburgh Waterfront development** – The design brief specification was approved by members at the Helensburgh & Lomond June Area Committee, officers will now proceed with the procurement of a design team and cost consultants to take the project forward from concept design stage to detailed design.

4.1.3 **Oban - Oban Bay Public Realm works** - Phase 1 Stafford - a meeting has taken place with the Capital Regeneration Programme Manager, the Contract Administrator (Capita) and the Contractor with assurances given by the contractor that the outstanding defects works will be addressed in August following their summer shutdown. The Phase 2 works which started on site on the 4 January are progressing well with the Contractor reporting substantive completion of works by the 26 August 2016. The works continue to receive positive feedback across the community. It is anticipated that not all of the £500k previously taken from the Transit Berthing Facility budget allocation in April 2015 to cover the projected cost of delivering the Public Realm works will be required, the final cost of delivering the public realm works will be reported to members in due course.

North Pier Visitor Facility – The OLI April 2016 Area Committee approved the revised design option, anticipated final cost £1m -£1.2m against a budget allocation of £1.6m, that reflects the outcome of the Mediation meeting held on the 24 September 2015, with focus on function and affordability. Planning permission for the revised design is currently being progressed and the previously approved FBC is being updated. It is anticipated that the revised FBC will be presented for committees' approvals in September/October 2016.

Oban South Pier – The April 2015 OLI Area Committee followed by the May Policy and Resources Committee meeting approved the recommendation that the remaining funds in this project be transferred to the public realm phase 2 works and as a result this project has now been removed from CHORD.

Oban – Transit Berthing Facility. The April 2016 OLI Area Committee approved the design layout for the short stay marina. The June OLI Area Committee approved the recommendation to seek approval for development funding from the August Policy & Resources Committee to take the project forward to tender stage. The current budget allocation is £1.5m, this was reduced from £2m at the April 2015 OLI Area Committee. Initial feedback from the cost consultants are indicating that the project cost is likely to be circa £2m. As reported above, it is anticipated that not all of the £500k transferred to the public realm works will be required, The surplus funds available from both the public realm and the north pier maritime visitor facility budget allocations together with potential external funding from the Coastal Community Fund, the Regeneration Capital Grant Fund and from HIE will cover the anticipated cost of delivering the transit berthing facility. The FBC will be submitted for approval in September/October 2016.

4.1.4 **Rothesay – THI** All THI projects supported by CHORD funding have been successfully completed. Redevelopment of the gap site has significantly

improved the gateway into Bute, however, following Tesco's decision not to trade the developer is in discussion with Tesco's to reach agreement on how best to proceed to allow the space to be occupied. Following, the completion of the first THI programme a second round has been approved by the Heritage Lottery Fund.

Rothesay Pavilion – The FBC was approved in April 2015, total cost £9.057.873. Funding applications of circa £6m have been approved. Grant applications continue to be made to close the funding gap. - see Appendix A for further details. The essential works contract was completed on the 24 July 2015. The Pavilion closed its doors on the 27th September 2015 following a very successful closing weekend. Following which intrusive surveys were undertaken to enable the design team and cost consultants to get a better understanding on the extent of the required works. As a result of their findings projected construction costs have risen by £1.9m, making the total project cost circa £11m. The latter was reported to Policy & Resources Committee in December 2015. The February 2016 Budget made provision for an additional £1.9m to be made available to progress the project whilst the Rothesay Pavilion Charity (RPC) and council officers continue to seek additional funding. The Minute of Agreement between the Council and the Rothesay Pavilion Charity has been signed. The contract for the advance works, agreed by this committee in December 2015, started on site in April 2016. in the cost of the works rising by circa £475k. The Cost Consultants reported in late July that projected cost of the enabling works will be circa £964k against a contract value of £489k, an increase of circa £475k. The increase costs are related to the poor condition of the reinforced concrete ribbed construction that were supporting the ceilings. The rebars in many of the concrete ribs were badly corroded and the surrounding concrete degraded which compromised the fire protection afforded to the building. In addition many of the adjacent clay pot shutters were loose and collapsing. It was very difficult for the structural engineer to have accurately predicted the scale of the problem until the ceilings had been removed. The fire boarding works to certain ceilings, circa £100k are on a critical path and therefore these works were approved by the Council's Chief Executive on the 8 August and are being reported to this committee for homologation. The remaining additional costs of circa £375k for approval are for support brackets to ceiling hangers, additional concrete repairs and extended contract costs.

4.1.5 **Dunoon - Queens Hall** - planning application approved; Building Warrant granted and Transport Regulation Order submitted. With regard property matters all three properties have now been acquired. In terms of procurement of the main works, the Tender has been issued and subject to receiving an acceptable tender, an Award of Contract is expected to be made in October 2016. A report will be submitted to the Council's August 2016 committees outlining the outcome of the evaluation of the tenders and the impact on project cost against the current available budget. **The Wooden Pier** – Phases 1a and 1b are now substantially complete and the Final Accounts have been agreed. The project has been delivered within budget.

4.2 **Budget:** Following approval of the February 2016 Budget, capital underwriting of £5m was allocated for the Helensburgh Waterfront development and £1.9m for

the Rothesay Pavilion, as a result the capital regeneration projects are currently low to medium risk of not being delivered within the reported budgets, the only exception is the Dunoon Queens Hall project which is projecting a shortfall of circa £1.951m. A report on the cost of delivering the Dunoon Queens Hall project following the evaluation of the submitted Tenders will come to this committee. The provision of underwriting funds in the February Budget for the aforementioned projects is to enable these projects to progress whilst officers continue to seek additional external funding thereby releasing funds to deliver the Council's wider economic regeneration aspirations across Argyll and Bute. Budget details are contained within Appendix A.

5. CONCLUSION

- 5.1 Delivering this number of complex capital budgets continues to be a challenge for the team but as outlined in the Report good progress is being made with six projects now successfully delivered. Since the last report, contracts have been issued for the Queens Hall and Rothesay Pavilion enabling works. Inflation in the construction industry along with findings from intrusive surveys in relation to the aforementioned projects, is putting pressure on project budgets. To help mitigate against tender returns exceeding budgets, cost plans are regularly updated and actions required, reported to Area Committees. Progress against the Programme Plan is regularly reviewed by the Programme Manager and at the monthly Economic Development Management Team meetings.

6. IMPLICATIONS

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|-------------------------|---|
| 6.1 POLICY | The delivery of this project fits with the Council's Corporate Plan, Single Outcome Agreement and approved Development Plan policy for town centre regeneration. The economic outcomes from this project will contribute to the Government's Economic Strategy. |
| 6.2 FINANCIAL | As outlined in section 4.2 above. |
| 6.3 LEGAL | Each project will have differing legal requirements; this will be laid out in each project's Project Initiation Document. No legal issues at Programme level. |
| 6.4 PERSONNEL | Recruitment is currently taking place. The resources required to deliver the Capital Regeneration projects will be continually monitored and reported to the Policy and Resource Committee. |
| 6.5 EQUAL OPPORTUNITIES | There are no equal opportunities implications. |

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| 6.6 | RISK | As outlined in Appendix A |
| 6.7 | CUSTOMER SERVICE | There are no customer service implications. |

Executive Director Development and Infrastructure Services: Pippa Milne

Policy Lead: Ellen Morton

4 August 2016

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APPENDICES

Appendix A – CHORD Programme Highlight Report 18 June 2016
Appendix B – Programme Plan

APPENDIX A REGENERATION PROGRAMME HIGHLIGHT REPORT

NOT FOR PUBLICATION BY VIRTUE OF PARAGRAPH(S) 8, 9 OF SCHEDULE 7A OF THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973.

RAG Status 4 August 2016

Risk <5 **Green** (low); Risk 5-<15 **Amber** (medium) and Risk 15-25 **Red** (High)

Project	Overall	Time	Quality	Cost	Outcomes/Benefits.	Notes
Campbeltown -THI	Works on the remaining two key target THI buildings, Town Hall and 50/52 Main Street/Cross Street are no complete. The official opening of the Town Hall will take place on the 23 June. 50/52 Main Street/Cross Street is currently being marketed for occupation.	Projects completed.	THI has been very well received by community, programme making positive impact on town. Programme was shortlisted for 2013 SURF awards. Project won a gold award at Council Excellence Awards (along with Rothesay THI)	THI -300k CHORD contribution, spend to date £300k. Costs being managed by third parties. Town Hall - £300k (CHORD allocation.) Spent £ 288,282 Balance £11,718 Financial settlement agreed within project budget.	To bring derelict buildings back into economic use and to safeguard the future of other buildings thus preserving Campbeltown's townscape heritage. From 2007 to April 2016 total amount of spend on THI/CARS > £7M total amount of grants £1.6M; 40 building fabrics enhanced; 17 shopfronts refurbished; number of delegates receiving training 300.	.
Campbeltown Berthing Facility	Practical completion certification was achieved on 4 November 2015. The defects liability period will cease on the 6th November	Facility operational.	Planning approval secured.	Budget £1,792,250 (includes £120k from HIE) Spend £ 1,479,127 Balance £ 313,123.	To increase the number of berths available and provide a more attractive facility for recreational sailing.	Complete. Now in snagging until 6 November 2016

	<p>2016. Final Account approved.</p> <p>Financial report presented to MAKI AC in April 2016 outlining the overall CHORD spend against available budget and level of surplus funds.</p>			<p>Retention due to be paid out – 06/11/2016 - £36,222.99</p> <p>Project delivered under Budget.</p> <p>Overall the Campbeltown CHORD projects have been delivered under budget, surplus remaining against original allocation is £197,625. Report presented to April MAKI AC.</p> <p>Additional £15k for street sweeper requested at MAKI AC on 06/04/2016 and subsequently approved by P&R in May 2016 taking surplus to £182,626.</p>	<p>Achieved, reported increase in user numbers.</p> <p>To transfer the facility from the Loch Bay Berthing Company. – Achieved</p> <p>To tender the operation of the facility - Achieved.</p>	
Helensburgh Public Realm	<p>Final Account approved. Report presented to H&L AC in December 2015 outlining final cost against budget allocation and level of surplus funds.</p> <p>Stage 3 Road Safety Audit report reviewed with Roads, white lining at junctions to be modified.</p>	<p>Project complete, Completion Certificate issued 30 April 2015. The Defects Liability period has been extended as contractor requires to satisfactorily address a few defects, mainly in relation to the electrical works.</p>	<p>Quality of work is good and public feedback is very positive.</p> <p>Project has been shortlisted for 6 awards and received 2, the Scottish Design Award and the RIAS Award for Public Realm works.</p>	<p>Budget £7,230,000</p> <p>Spend £6,437,288 Committed £139,593</p> <p>Balance £ 653,119</p>	<p>To increase the footfall in the town centre, through enhancing the town's public realm and attractiveness to local residents, visitors and investors thus increasing the economic performance of the town. Predicated economic impacts: 20-40 gross</p>	

	Post evaluation of economic impact will be commissioned in summer 2016.				additional jobs, net additional GVA of £0.3m - £0.6m per annum within retail/hospitality sector etc. Post evaluation economic impact assessment will be undertaken in summer 2016.	
Oban Maritime Quarter – Phase 1 – Maritime Visitor Facility (CHORD)	<p>FBC approved by OLI Area Committee and Council on 25 September 2014.</p> <p>Project behind programme following issue of a Court Summons on 19th January 2015 by adjacent neighbour. Amended planning application to mitigate complainants concerns was approved by PPSL on the 22 April 2015.</p> <p>Mediation meeting took place on 24 September 2015, Heads of Terms proposed and subsequently reviewed. Design Team were instructed in November 2015 to restart the design phase to reflect the Heads of Terms with focus on function and overall affordability, report issued end of December 2015. OLI members were presented with Options at the April 2016 Area Committee and determined to proceed with the option containing 3</p>	Next report to OLI in September 2016 and P&R in October 2016 for FBC and final design prior to issue of works tender in October/November.	A fresh Planning Application has been submitted. Discussions currently taken place.	<p>Budget £1.6m</p> <p>Spend £166,472</p> <p>Committed £67,767</p> <p>Balance £1,365,761</p> <p>April 2016 revised anticipated final cost circa £1m - £1.2m, budget saving of circa £400k.</p>	Creation of a marine tourism facility providing for a variety of visitor needs (cruise passengers/leisure sailors, tourists using the local tour and charter boats) Facility will demonstrate Oban's objective to become a more welcoming destination for the marine tourism market.	

	<p>commercial spaces, estimated budget £1m - £1,2m.</p> <p>Pre demolition contamination surveys are currently being procured and contract will be drawn down against existing frameworks in the next 6 weeks. The tenant is aware of the need to vacate and is in contact with the PM.</p>					
Oban Public Realm	<p>Ph1 Stafford St- open to the public 22 July 2015, contractor to address snagging/defect matters, particular LED lighting. Meeting has taken place between the Capital Regeneration Programme Manager, the Contract Administrator and the Contractor with assurances given to complete works in August 2016 following summer shutdown in July.</p> <p>Phase 2 - Contract Awarded to Land Engineering. Tender price within budget. Start on site 4 January 2016, estimated completion July 2016. Works on schedule for substantive completion early July. Weekly updates sent out each Friday</p>	<p>Phase 1 complete. Phase 2 site start 4 January 2016, estimated completion July 2016.</p>	<p>Overall positive feedback on design from consultation</p>	<p>Budget £3.714.m (including £300k from Transport Scotland)</p> <p>Spend £1,037,482</p> <p>Committed £1,678,712</p> <p>Balance £997,806</p> <p>It is anticipated that surplus funds will be available from the public realm budget allocation, details will be reported to members in due course.</p>	<p>To increase the footfall in the town centre, through enhancing the town's public realm and attractiveness to local residents, visitors and investors thus increasing the economic performance of the town.</p>	

<p>Oban South Pier – EEF Application – CLOSED</p>	<p>April 2015 OLI AC and May 2015 P&R approved recommendation that the £167k is transferred to PR2 and project removed from CHORD</p>					
<p>Oban – Maritime Quarter – Phase 2 – Transit Berthing Facility (CHORD)</p>	<p>Four options were presented to OLI October 2015 AC. Members agreed to approve option 4 which was to pursue the permanent transit berthing facility and to repeat the actions taken in Summer 2015 on the Oban Times Slip, namely the facilitation of cruise liner tenders on the slip.</p> <p>Marine Engineers appointed on 5 January 2016 to develop design to RIBA stage 2, cost circa £25k to be funded from the £45k approved by OLI April 2015 AC.</p> <p>Options were put to April 2016 OLI AC and they determined for the larger layout attached to the North face of the North Pier.</p> <p>In June, the OLI members agreed to recommend to the August P&R Committee the release of development funding to take the project forward to detailed design/tender stage.</p>	<p>Transit Marina scheduled to be in place by summer 2017.</p>	<p>Not applicable at this stage</p>	<p>Budget £1.5m Spend £4,000 Committed £25,000 Balance £1.471m</p> <p>2015 OLI April AC and May P&R have approved recommendation that £500k is reallocated to PR 2.</p> <p>Initial feedback from the cost consultants are indicating that the project cost is likely to be circa £2m.</p> <p>As reported above, it is anticipated that there will be surplus funds available from both the public realm and the north pier maritime visitor facility budget allocations to fund the anticipated cost of delivering the transit berthing facility</p>	<p>Investigating creating a transit berthing facility the North Pier during the summer months as an integral part of the LORN ARC proposal for the extension of the North Pier.</p>	<p>Initial meeting with planners went well and opinion screening underway.</p> <p>PM meeting with Crown Estate to gain view on existing moorings directly affected by project. Initial discussions are positive and ongoing.</p> <p>PM regularly updating pier maritime user groups on project progress.</p>

	The FBC will be presented to the OLI AC and P&R in September/October 2016.					
Rothesay THI	Rothesay THI has concluded and is in the process of drawing down remaining funds from Historic Environment Scotland.	Complete	THI has been very well received by community, programme making positive impact on town	Budget £2,653,997 Spend £2,652,704 Balance £1,293	-4 tenements comprehensively repaired -8 further smaller scale repairs to tenement properties -10 shopfront replacement/refurbishment -50 local contractors upskilled -2000+ active participants in an events programme -4 construction jobs created as a direct result	Economic Impact assessment will be undertaken on completion of programme.

<p>Rothesay Pavilion</p>	<p>Enabling works contract commenced on 18th April. Due to the poor condition of the reinforced concrete ribbed construction that were supporting the ceilings the project cost has risen to circa £964k against a Contract value £488,908.08. The estimated completion date of the works is now October 2016, previously August 2016. Building emptied of final contents ahead of the start of the enabling works contract. Much of the contents have been passed on to local groups for a donation and over £3,000 has been raised to date. Working with Zero Waste Scotland to record and document this recycling effort. This will result in a good news story for the Council and the charity. Estimated 50 tonnes of materials recycled.</p> <p>Final claim made to RCGF on back of above contract award. Full £625K now drawn down and paid.</p> <p>Detailed discussions are being advanced with HLF regarding how we take forward heritage activities in the next few months in</p>	<p>Enabling works contract awarded. Anticipating tendering main works in October 2016, on site May 2017 with completion July 2018. .</p>	<p>Positive support continues in local community.</p> <p>Very good ongoing relationship with RPC. Joint discussions being progressed with HLF in connection with engagement activities. This element of the project is extremely important to HLF who have intimated that they would not be prepared to wait until tenders have been returned for the main works for the activity programme to start. As a consequence RPC are putting together an activities programme and cash flow for the period between now and the end of 2016.</p>	<p>Capital Projected building work budget at FBC £9,057,873 (April 15)</p> <p>In December 2015, it was reported to P&R that the cost had risen to circa £11m. Due to the additional works required to be undertaken as part of the Enabling works contract, the current projected outturn cost is circa £11.5m.</p> <p>Total funds secured to date is £10.875m with external applications pending of circa £1.275m giving a potential funding budget of £12.15m.</p> <p>Project has drawn down all the RCGF funding (£625K) on the back of the enabling works contract.</p> <p>Project now needs to spend the CCF allocation of £600K before 31st December 2016 and a detailed cash flow indicating how we will do this is currently being prepared for their attention. Capital spend to date</p> <p>14/15 £28,600</p>	<p>Restore the external and internal fabric sympathetically to the original post-modernist and Art Deco style. Bring about the imaginative regeneration of the Pavilion through a package of new and flexible uses. Provide more usable and variable sized spaces. Bring the former caretakers house back into useable space. Provide a range of community engagement and conservation skills training opportunities. Upgrade the building to current fire and electrical standards.</p>	<p>.</p>
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	<p>conjunction with RPC. HLF require this to happen. They are also of the view that permission to start should be delayed until after a main works tender has been received and an application for additional funds has been made. This will delay Permission To Start (PTS) until November/December.</p> <p>Rothesay Pavilion Charity continue with their fund raising efforts and has recently been awarded £50K from Garfield Weston. To date they have raised ££234,960. They also met the Chief Executive of Creative Scotland on site to discuss the potential funding of programming activities during closure. It was a positive meeting and the CE of CS was impressed with the project. RPC intend to formulate a funding application over the next few months for a £100k. In addition the Charity intends to make further applications totalling £275k over the next couple of months.</p> <p>Minute of Agreement (MOA) between Council and Charity has now been registered with the Registers of Scotland!</p>			<p>15/16 £609,636</p> <p>Anticipated spend in 16/17 C£1.2M (enabling and main works) although this is dependent on the receipt of a satisfactory tender later in the year.</p>		
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	<p>The production information exercise for main works has commenced and it is hoped to invite tenders in October with a return in December/January 2017. Negotiations with HLF for additional funds will take place January – March 2017 hopefully allowing permission to start in April 17 with a site start on May 17 and a completion around July 18.</p>					
<p>Dunoon – Queens Hall</p>	<p>On 4 August 15 Bute and Cowal Area Committee noted the Pre-Tender Estimate (£10,124m), and confirmed authority to proceed with Stage G up to the point of Tender return.</p> <p>3 Tenders received by deadline of 8 April. Technical Evaluation 11-Apr – 29-Apr. Price Evaluation 9-May to 27-May. Tenderers will be asked to take cognisance of enabling works and asbestos removals works and to advise on impact upon their</p>	<p>Project on target to award main works contract 16 June 2016. .</p>	<p>Public Exhibition of approved design took place in July 14 in the Queens Hall and Library.</p>	<p>Revenue Budget £625,00 Spend £628,725 Overspend £3,725. Likely to be funded from transfer of capital funds, subject to finance approval.</p> <p>Capital Budget £8.855m plus £200k from sale of library = £9,055,000</p> <p>Spend £1,042,452 Committed £612,802 Balance £8,027,394</p>	<p>To redevelop the Queen’s Hall to provide a venue that supports learning, skills development and wellbeing.</p>	

	<p>programme and tender price –</p> <p>Anticipating concluding tender process by early July and advising members of cost v available budget at the August P&R Committee meeting. Subject to available budget, contract could be awarded in October 2016.</p> <p>Environtec appointed to scope and specify Asbestos Remediation Works and subsequently manage their remediation.</p> <p>Asbestos Removals Contractor appointed. .</p>			<p>Anticipated Project Cost following receipt of tenders, £11,006,378. Shortfall of circa £1.951m.</p> <p>Procurement Evaluation Panel currently seeking clarification from tenderers on certain priced items.</p> <p>Tender report due to be completed early July 2016. Following which a report will be presented to P&R and Council in August and September 2016 respectively.</p>		
<p>Dunoon Wooden Pier –</p> <p>NB This is not a CHORD funded project.</p>	<p>RCGF funding approved (£350k).</p> <p>PH1A and Ph1B works complete. Final Accounts agreed, project delivered slightly under budget.</p>	Complete.	Works to both the pier and buildings of a high quality.	<p>Budget £2,830,000</p> <p>Spend £2,745,504</p> <p>Committed £83,153</p> <p>Balance £1,343</p>	To bring pier and buildings back into economic use. Phase 1 works will bring 2 of the three buildings into use with access to part of the pier.	Discussions to take place with Historic Scotland and other funding parties to secure support for bringing rest of pier back into use.
<p>Helensburgh Waterfront Development (Pierhead redevelopment - Leisure Facility)</p>	<p>A review of the scope and cost of the development was undertaken in early 2015, the estimated budget cost is circa £19m. In August 2015 the design team was asked to undertake further site investigations to allow them to firm up on risk allowances,</p>	Approximately 12 months behind programme due to requirements to seek direction/review options on way forward given level of funding gap, before Councils February	Not applicable at this stage	<p>Budget February 2016 - £17,365,000 (includes £195k from S75 Agreement, and potential grant of £500k from Sportscotland.</p> <p>Spend £ 206,000</p>	New Swimming Pool and Leisure facility with enhanced town centre parking and additional public realm space.	

<p>NB This is not a CHORD funded project</p>	<p>costs and to consider layout options. Report outlined four options, preferred option No 2 has an estimated cost of £17.9m</p> <p>The Council's February 2016 Capital Budget has made the provision for contributing £16,670,000 (includes £5m underwriting) to delivering the New Swimming Pool, Leisure Facility and Flood Defence works.</p> <p>A Report was presented to the Helensburgh and Lomond March Business Day based on these financial assumptions. On the 16th March at the UK Government Budget, an additional £5M funding for the swimming pool was announced.</p> <p>At the Helensburgh & Lomond June AC members agreed the design specification for the development, this allows the PM to procure design and cost consultant services to progress the project.</p> <p>A report will now go the Helensburgh and Lomond August AC seeking support for approval of the PID and</p>	<p>2016 Capital Budget increase.</p>		<p>Balance £17,159,000</p> <p>Anticipated Project cost £18,181,080.</p> <p>On the 16th March the UK Government Budget announced an additional £5M funding for the swimming pool, funded from LIBBOR Banking Fines.</p> <p>Budget available to meet current anticipated project cost.</p>		
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	development funding from P&R in August.					
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ROTHERSAY	
Rothersay Pavilion	
Planning Application & Approval	
Technical Design	production info and tender docs
Procurement - main contract	advanced works tenders evaluation tender period
Advance works	adv wks on site poss extension TBC
Main contract award	negotiation with funders
Construction	On Site
Handover & Close Out	
In Use	
DUNOON	
Dunoon Pier	
Developed Design	
Technical Design	
Procurement of Contractor & Contract Award (Phase 1A + 1B)	
Construction (Phase 1A)	
Construction (Phase 1B)	
Post Practical Completion	
In Use	
Queens Hall	
Detailed Proposals	
Final Proposals	
Production Information	
Tender Action	
Enabling Works	
Asbestos Removal	
Construction Phase	
A&BC Procurement Exercises (Full OJEU)	
A&BC Procurement Exercises (Non OJEU)	
Negotiate Tenancy Agreements	
Completion and Handover	
A&BC / Tenant Fit-Out	
Migration	
Building Re-Opens to the Public	