

Helensburgh Waterfront Development (HWD) – Project Position Update

1. EXECUTIVE SUMMARY

- 1.1. The purpose of the report is to provide the Helensburgh & Lomond Area Committee with a project position update as 6 months has elapsed since the last update was presented in June 2021 and 18 months has elapsed since the Business Continuity Committee, 25 June 2021, approved the: Capital Budget allocation; Full Business Case; and the recommendation to award the Publics Works Contract for the Helensburgh Waterfront Flood Defence, Amenities & Leisure Services Improvements to Heron Brothers Ltd.
- 1.2. Since Contract Award, the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland, January 2021, which will be used by the project to support existing plans including adding the movable floor to the studio pool which will be ideal for beginner swimming lessons and providing more inclusive access.
- 1.3. Heron Bros Ltd commenced works on site on the 31 August 2020 and we are currently 67 weeks into the 119 week construction programme.
- 1.4. There are no issues arising from site to affect progress of the works, and to date it remains on programme and within the approved budget. Whilst the project has made significant progress to date, given that it's being delivered in the midst of a global pandemic, the Project Management Team recognise that issues of a commercial nature will likely emerge given the size and scale of this complex major capital project.

1.5. RECOMMENDATIONS

The Helensburgh & Lomond Area Committee is invited to:

- 1.6. Note and consider the contents of this Report

Helensburgh Waterfront Development (HWD) – Project Position Update

2. INTRODUCTION

- 2.1. The Helensburgh Waterfront Development Project is all about creating a vibrant and attractive waterfront for the town. The main feature of the project will be a new leisure facility incorporating a swimming pool, with associated parking and public realm works to meet the needs of the local community. At the same time the flood defences will be increased to address current and future flooding issues on the site. The new leisure facility will be run on behalf of the Council by LiveArgyll.
- 2.2. The principal aims and objectives for the project are to:
- Develop Helensburgh as a great place to live, work and visit, by delivering a new state-of-the-art leisure facility and swimming pool which meets the needs of the Helensburgh and Lomond community
 - Add to what has been achieved through other projects such as CHORD and Hermitage Park regeneration, which have created an attractive, vibrant and contemporary town Centre that is attracting residents, businesses and visitors to the area.
 - Encourage additional private sector investment in the waterfront area and town centre
 - Through the steps above, support the Helensburgh and Lomond economy with increased opportunities for existing and new businesses
- 2.3. The purpose of the report is to provide the Helensburgh & Lomond Area Committee with a project position update as 6 months has elapsed since the last update was presented in June 2021 and 18 months has elapsed since the Business Continuity Committee, 25 June 2021, approved the: Capital Budget allocation; Full Business Case; and the recommendation to award the Publics Works Contract for the Helensburgh Waterfront Flood Defence, Amenities & Leisure Services Improvements to Heron Brothers Ltd (**HBL**).

BUDGET

- 2.4. The current budget of £22,367,314, includes £5million awarded from the UK Government Libor Fund, as well as forecast funds arising from the future retail development.
- 2.5. In January 2021 the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland. This additional grant funding will be used to support existing plans; including adding the movable floor to the studio pool, Pool Pods and Changing Places toilet facilities/

PROGRAMME

2.6. HBL commenced works on site on the 31 August 2020 and we are currently 67 weeks into the 119 week programme.

2.7. Table 2.7 Project Programme and Milestone

	Description	Duration	Start Date	End Date
	Construction: Stage 1 - Flood Defences and Stage 2 - Leisure Building	500 days	31-Aug-20	13-Jul-22
	Construction: Staff Migration to New Leisure Building and Familiarisation	19 days	14-Jul-22	09-Aug-22
	Construction: Stage 3 - Demolition of Existing Pool and Completion of Car Parking and Landscaping	100 days	10-Aug-22	27-Dec-22
	Construction: Defects Rectification Period	260 days	28-Dec-22	26-Dec-23
	Construction: Contract Close Out	20 days	27-Dec-23	23-Jan-24

2.8. There are no issues arising from site to affect progress of the works, and to date it remains on programme and within budget.

2.9. On Tuesday 31st August, 2021 we celebrated the 1st Anniversary of Heron Bros Ltd starting on-site. With ongoing Covid restrictions, it has taken a huge team effort from the Council, Heron Bros Ltd and our Internal and External design consultants to get us to this important milestone. The progress achieved in the face of considerable challenge is a testament to the power of partnership and professionalism It is all the more impressive given all the back office staff behind the Waterfront Development are working remotely to deliver the project.

2.10. Heron Bros has continued to make significant progress against their contract programme. The building structure is complete along with all the glazing installed. The Flood defence walls and placement of Rock Armour around the site is complete, along with the installation of Flood gate to the recently completed Eastern Slipway. Car Park and Public Realm Works are well underway. Main Pool tank and Studio Pool have both been filled with water and have passed the pre-tiling testing. Mechanical & Electrical Installations are progressing at a pace to the whole of the building including to ground floor Changing Village, Reception Area, plantroom, gym, fitness studios, sauna, steam room etc. Lomond Stone walling to the bin store, electric sub-station and retaining walls are complete.

2.11. Works to the site access road (Junction to Tower Place Residents Car Park access are nearing completion. These works were originally programmed in Phase 2 (September 2022) once the New Leisure Centre, Car Park and Public Realm (Phase 1) works were completed and opened in August 2022. However

as Granite Kerbs and Granite Pavers purchased several years ago by the Council from the CHORD Contractor, this opened up the opportunity to bring forward these works by 12 months.

- 2.12. Currently onsite the following activities are progressing at a pace: Tiling to changing village, main pool and studio pool; Fire Stopping works; First Floor and Ground Floor plant room mechanical install; Electrical second fix; Plastering to internal wall; kerbing and drainage channels to the car park, access road and public realm areas; Granite paving to public realm areas; Internal joinery; Rain screen cladding; Painting; installation of Integrated Plumbing Systems (IPS); Electrical second fix; Hand rails along retaining walls 1 & 2; Raised access flooring; External fascia and soffit works; Raised access flooring; and Street lighting Heads installed; External fascia and soffit works ongoing; Vanity units, lockers and cubicles; Grid ceiling; Rain chain install; Reception desk installed, Heavy duty weights area to Gym being installed and Served to the Café being delivered.
- 2.13. Whilst the project has made significant progress to date during the past 67 weeks, it's being delivered in the midst of a global pandemic, currently it remains on programme and within budget. However the Project Management Team recognise that issues of a commercial nature will likely emerge given the size and scale of this complex major capital project, and we continue to work closely with all parties to mitigate and minimise the potential impact of these upon the delivery of the works.

CORONAVIRUS PANDEMIC (COVID-19) IMPACTS

- 2.14. Shortly after the Tender evaluation process started, and in response to the emerging worldwide concerns in respect of the Coronavirus Pandemic, the United Kingdom and Scottish Governments introduced emergency legislation and restrictions.
- 2.15. COVID-19 has had a direct impact upon the construction sector and its associated supply chain across the world, and has obviously raised a number of commercial and practical concerns, not only for Contractors, but also for their Clients, including the Council. The HWD Project Team has taken advice from the Lead Procurement Officer for the project, and the wider Procurement Team, in how we might work with the Contractor to deliver upon the Scottish Governments COVID-19 advice, as set out in the various Scottish Procurement Policy Notes (SPPNs) and Construction Policy Notes (CPNs). These policies have been developed to foster a greater sense of partnership working between the Public Sector (Clients) and Private Sector (Contractors) to enable the construction sector to recover from COVID-19, which in turn will assist the recovery of the wider economy at both a local and national level.
- 2.16. We continue to work with the HBL and our Design Consultants to assess the implications and impacts upon the delivery of the construction works. Whilst construction sites and manufacturing premises are allowed to continue to operate, the additional restrictions introduced have a direct impact upon: the number of personnel allowed on site, given social distancing requirements; availability of key construction materials, plant and equipment; and the cost of

procuring the same. Added to this is the fact that, as of midnight on 31 December 2020, the 'Transition Period' giving effect to the UK's withdrawal from the European Union came to an end, and we are now in a new trading relationship with the EU.

- 2.17. Recent market analysis e.g. the Scotland Excel 'Brexit COVID-19 Recovery April 2021' notes that:

'Impact on Construction Portfolio

'In respect to Building and Timber and Electrical Materials, several price increases have been submitted to Scotland Excel.

'All suppliers provided compelling evidence during the recent price variance process to demonstrate supply chain increases on a wide range of building and timber products available via the framework. This evidence was in the form of price increase letters and independent reports from our suppliers' supply chains advising of unprecedented and ongoing difficulties, particularly in the timber market. Timber materials are suffering worldwide-shortages, with prices continuing to rise monthly. There are restrictions on products and on the volume in which products can be purchased. The market is becoming demand-driven, and suppliers are being forced to either pay the ever-increasing price or simply not have stock.

'Brexit has impacted the cost of bringing materials into the UK. Suppliers report significant increases in container costs. There are conflicting reports, with some stating they have doubled, and others quadrupled since October 2020. Further issues stem from shipping lines/hauliers refusing to ship to the UK due to possibility of port delays. What is clear is that it is more difficult and more expensive to bring materials into the country.

'The combination of all the above is causing concern, however to date contracts awarded have been honoured and there is optimism that the situation will have settled in around 3-6months time.

'A more pressing concern is around supplier's ability to supply going forward, particularly at framework rate (which cannot be amended prior to its expiry). The User Intelligence Group (UIG) has been made aware, however any council planning a large purchase over the coming months may wish to consider whether that option can be delayed and/or may wish to consider including pricing models (for example if conducting a mini-competition for a longer term contract, they may wish to including a price review to allow some flexibility as opposed to looking for a fixed price). At the very least Councils should be prepared to potentially pay higher pricing in the short term to secure products than they would normally necessarily expect to pay.'

John Muir Way Artwork Public Consultation

- 2.18. As part of the Helensburgh Waterfront Development Project works, there is an opportunity for the existing John Muir Way Start/Finish point Art work, currently located on the esplanade opposite Colquhoun Street, to be re-sited and incorporated within the new public realm area created at the widened junction of

Sinclair/West & East Clyde Streets.

- 2.19. The Green Action Trust (GAT), which manages the John Muir Way, has secured funding for the John Muir Way Artwork Study. This study is funded by the Scottish Government, Scotland Loves Local Fund administered by Scotland's Towns Partnership and secured, with a focus on Helensburgh, by the Green Action Trust. The Study/Consultation is being delivered by WAVEparticle, on behalf of the Green Action Trust, and is supported by the Helensburgh Waterfront Development Design Team.
- 2.20. Six online workshops have taken place during April and May to engage the local community in developing a brief for an additional artwork feature for the John Muir Way. An in-person site visit was also attended by a smaller number from the community. The aim is to create greater visibility for the start/finish point of the route and to explore opportunities for this in relation to the Helensburgh Waterfront Development. This study is being led by Peter McCaughey of WAVEparticle who was previously involved in the CHORD scheme Outdoor Museum and existing John Muir Way artwork. The launch workshop was hosted by Helensburgh Community Council with 25 attending. A smaller but substantially-engaged group attended the subsequent workshops where a series of ideas have emerged.
- 2.21. The final report documenting the process followed, ideas captured, alternative locations explored and recommendations going forward, was shared with stakeholder in late September along with a survey asking for feed back on the report and its recommendation.
- 2.22. The results from the recent survey were: 16 responses were received, presenting a range of views on the two location options and on the creative ideas in the report. Comments were made both for and against relocating the John Muir Way start/end point roundel to the new civic space being created at the corner of Sinclair Street and West Clyde Street, and on enhancing this with additional artwork at a range of scales. Comments were also made for and against remaining at the current location on the grassy esplanade. On balance, there was no clear consensus to support relocating the John Muir Way terminus to the new civic space.
- 2.23. The Green Action Trust, have made the decision, that for the time being, the **John Muir Way will remain in its current location**. No additional artwork will be added to the existing artwork, due to the risk/limitations presented by the underlying attenuation tanks. The clearest consensus was in suggestions that the end of the pier would be the optimal location for the John Muir Way, if this was restored at some point in the future.

Considerate Constructor Scheme (CCS)

- 2.24. As a requirement of the Contract between HBL and Argyll and Bute Council, the contractor is required to register the project under the Considerate Constructors Scheme (CCS), a not-for-profit, independent organisation founded to raise

standards in the construction industry.

- 2.25. (CCS) Construction sites, companies and suppliers voluntarily register with the scheme and agree to abide by the code of considerate practice, designed to encourage best practice beyond statutory requirements.
- 2.26. During the projects first audit in February 2021, the project received a rating of Excellent, and again on its second audit in August has received a further Excellent rating.
- 2.27. Heron Bros were commended in this recent August CCS audit for extensive COVID-19 protection measures with the introduction of biometric scanner that all employees use for clocking in and out every day. The scanner uses retina recognition and also scans temperature giving a green light to proceed or a red light to leave site. It is linked back to an online system allowing us to monitor or review when necessary.

3. Risk

- 3.1. The Anticipated Final Cost for the Project includes a construction contingency allowance, as well as a fully itemised and costed Risk Register, which is being managed by the Project Team. The Project Risk Register has been updated to include the potential risk of long term working under some form of COVID-19 restrictions having an impact upon site productivity.

4. CONCLUSION

- 4.1. The Helensburgh Waterfront Development project is a complex, multi-disciplinary project that includes a number of: design and construction interfaces; statutory approvals; construction logistics; and utility diversion and upgrading requirements.
- 4.2. Whilst the project has made significant progress to date, given that it's being delivered in the midst of a global pandemic, to date it remains on programme and within budget. However the Project Management Team recognise that issues of a commercial nature will likely emerge given the size and scale of this complex major capital project, and we continue to work closely with all parties to mitigate and minimise the potential impact of these upon the delivery of the works.
- 4.3. As we emerge from COVID-19 and its global impact, this project has helped play an essential part in helping our regional and national economies to recover. The award of this contract to Heron Bros has provided employment opportunities during the construction period, and positive impacts for the local economy in catering to the direct and indirect needs of a major construction site.

5. IMPLICATIONS

- 6.1 Policy The delivery of this project fits with, as appropriate, the Council's Corporate Plan, Single Outcome Agreement, Economic Development Action Plan

		and approved Local Development Plan key actions and policy for safeguarding our built heritage and town Centre regeneration.
6.2	Financial	The current budget of £22,367,314, includes £5million awarded from the UK Government Libor Fund, as well as forecast funds arising from the future retail development. The £100,000 grant funding from SportScotland will be used by the project to support existing plans including adding the movable floor to the studio pool which will be ideal for beginner swimming lessons and providing more inclusive access.
6.3	Legal	Legal Services will provide support as and when required.
6.4	HR	The HWD Project Manager continues to project manage the project on a day to day basis, supported by colleagues from other departments of the Council.
6.5	Fairer Scotland Duty:	Access to the facilities, once constructed, will be covered by either the A&BC Car Parking Management Strategy and/or the Live Argyll Operational Business Model for the new Leisure Building. The relevant officers in each organisation will be responsible for undertaking the necessary EqSEIA for these.
6.6	Equalities – protected characteristics	The detailed proposals for the HWD Project have been designed in accordance with the requirements of the Equalities Act (2010) legislation at the forefront, including, as far as practical, the removal of physical barriers preventing access to facilities or services.
6.7	Socio-economic Duty	Access to the facilities, once constructed, will be covered by either the A&BC Car Parking Management Strategy and/or the Live Argyll Operational Business Model for the new Leisure Building. The relevant officers in each organisation will be responsible for undertaking the necessary EqSEIA for these.
6.8	Islands	Not Applicable
6.9	Climate Change	Flood defence works designed and constructed to take account UK Climate Change Predictions, latest being UKCP18, and are also designed and constructed in such a way that they can be extended

should UK Climate Change Predictions of the future make this necessary. The new Leisure Building in terms of reducing carbon emissions, has an energy efficient Gas fired Combined Heat and Power (CHP) system installed, which can return excess electrical power generation to the National Grid.

6.9. Risk

The Anticipated Final Cost for the Project includes a construction contingency allowance, as well as a fully itemised and costed Risk Register, which is being managed by the Project Team. The Project Risk Register has been updated to include the potential risk of working under some form of COVID-19 restrictions is likely to have an impact upon site productivity.

6.10 Customer Service

Legal Services will provide support as and when required.

**Douglas Hendry, Executive Director with responsibility for Commercial Services
Cllr Gary Mulvaney, Policy Lead for Financial Services and Major Projects**

6 December 2021

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Appendix A

Helensburgh Waterfront Development - Progress Photographs