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**HELENSBURGH CHORD PUBLIC REALM IMPROVEMENTS – PROGRESS UPDATE**

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**1.0 EXECUTIVE SUMMARY**

This report outlines progress to date in the delivery of the Helensburgh CHORD town centre Public Realm Improvement works.

There are essential four main phases to the works:

Phase 1 A and B West Clyde St/Colquhoun St South and West Bay Esplanade

Phase 2 Colquhoun Square, Sinclair Street Car Park and West Princes St

Phase 3 A and B Colquhoun St North and East Princes St

Phase 4 Sinclair St

Phase 1 A; Public Conveniences and Sinclair St Car Park re-opened.

Phase 2 - on site, south side of Colquhoun Square re-opened.

Phases 3 and 4 - works are expected to start in early September 2014 and extend into the first quarter of 2015. Once the contractor has finalised and agreed his programme and method of work for phases 3 and 4 with the Council, further details will be made available.

Due to slippage against programme the Contractor has requested that his site compound remains on the agreed section of the Pier car park until completion of the CHORD works.

In response to a call from Sustrans for additional applications for funding towards cycle path improvements, Council Officers submitted a bid for £150,000 towards the upgrade to the on road cycle lanes in Helensburgh which will be undertaken as part of the CHORD works, Sustrans advised the Council on the 17<sup>th</sup> July that the bid has been successful.

**RECOMMENDATIONS**

That the Area Committee note the progress report.

That the Area Committee instruct the Helensburgh CHORD Project Manager to bring a further progress report to the Helensburgh and Lomond October Area Committee.

That Area Committee approves the request to extend the Contractor's compound on the Pier car park to the completion of the CHORD works.

That the Area Committee agrees that it continues to make no charge for use of this area of the car park during this period.

## 2.0 INTRODUCTION

The purpose of this report is to update Members on progress to date in the delivery of the Helensburgh CHORD town centre Public Realm Improvement works and to seek approval to allow the Contractor to keep his site compound on the Pier car park until completion of the works. It is also to advise Members that the Council's application to Sustrans for £150,000 for the upgrade to the on road cycle lanes in Helensburgh which will be undertaken as part of the CHORD works has been successful.

## 3.0 RECOMMENDATIONS

- 3.1 That the Area Committee note the progress report.
- 3.2 That the Area Committee instruct the Helensburgh CHORD Project Manager to bring a further progress report to the Helensburgh and Lomond October Area Committee.
- 3.3 That Area Committee approves the request to extend the Contractor's compound on the Pier car park to the completion of the CHORD works.
- 3.4 That the Area Committee agrees that it continues to make no charge for use of this area of the car park during this period.

## 4.0 DETAIL

### 4.1 **Background**

The Helensburgh Town Centre Public Realm Improvement works include road narrowing and widening of adjoining pavements in natural materials; resurfacing of the carriageway; installation of new street furniture; soft landscape works; enhanced lighting; creation of a gathering/event space in Colquhoun Square; upgrading the West Bay Esplanade; introducing public art to reflect the heritage and culture of the town; refurbishing the Public Conveniences on the esplanade and upgrading Sinclair St car park. The aim is to enhance both the local and wider communities' perceptions of the town as a good place to live, work and play and to raise Helensburgh's reputation as an attractive day visitor destination.

- 4.2 Works to Phase 1 A; Public Conveniences and Sinclair St car park are complete, although the Contractor has addressed some of the snagging issues since the last update, there are still items which remain outstanding. Formal handover meetings are now in the process of being arranged.

### 4.3 **Phase 2 Colquhoun Square and West Princes St - On Site.**

*South side of Square:* Re-opened to the public last month, albeit there are a few snagging issues that require to be addressed before area is returned to the Council, formal handover due to take place before the end of July. Feedback has been very positive and the space is being well used and enjoyed by both local residents and day visitors.

*North side of Square:* Work is progressing fairly well, with priority being given to completing the pedestrian route around the perimeter of the Square as soon as possible.

*West Princes St:* The south side is substantially complete and the north side is expected to be similarly completed by the end of July. The bus shelters are due to arrive on site early/mid-August.

Contractor is forecasting completing the Phase 2 works late August 2014.

### 4.4 **Phase 1b West Bay Esplanade - On Site.**

The soft landscape works are due to be completed by the end of July. The concrete pours to the esplanade are continuing with 12 pours taken place, as at 14 July. This is a weather

dependent process, too sunny or too wet at the critical stage in the pour sequence affects progress. Unfortunately two pours have had to be condemned and have been replaced. The intention is to re-open the esplanade in sections; first section to be re-opened is between the pump station and Henry Bell monument 18 July, Henry Bell monument to John Street the end of July and the last section from John St to William St by the end of the August. The latter is due to a section of the granite seating not expected to arrive on site until mid-August. Contractor is forecasting completing Esplanade late August/ early September 2014.

**4.5 Phases 3 and 4 Colquhoun Street North, East Princes St and Sinclair St**

The CHORD Project Team, Council Road Officers and Contractor have held meetings over the last few weeks to review the Contractor’s proposed programme for phases 3 and 4. The aim being to balance completing the works in the shortest possible timescale whilst minimising the disruption to the businesses affected by the works and to the general public whilst ensuring the safety of both users and contractor’s staff during the works. Works are expected to start in early September 2014 and extend into the first quarter of 2015. Once the contractor has finalised and agreed his programme and method of work for phases 3 and 4 with the Council, details will be uploaded to the CHORD website and a press release issued.

4.6 The cost for delivering the Helensburgh CHORD Public Realm works remains within budget.

4.7 The main risks in implementing this type of project are generally around dealing with underground site conditions such as uncharted services, levels of hard rock encountered; the robustness of the design and the performance of the contractor in programming the works (plant/machinery and workforce) and in addressing on site issues in conjunction with the design team. These matters are regularly monitored by the Project Manager and Resident Engineer and discussed with the relevant parties to mitigate these risks.

4.8 On the 9 April 2012 the Helensburgh & Lomond Area Committee agreed to provision of the contractor’s compound on a section of the Pier car park from the period 8 April 2013 to the 30<sup>th</sup> August 2014 at no charge. Due to slippage in the programme the contractor has requested that the compound remains there until completion of the CHORD works.

4.9 In response to a call from Sustrans for additional applications for funding towards Cycle path improvements, Council Officers submitted a bid for £150,000 towards the Cycle path improvements being undertaken as part of the CHORD works. Sustrans advised the Council on the 17<sup>th</sup> July that the bid has been successful.

**5.0 CONCLUSION**

Progress to date against Programme continues to be behind schedule. This is due to various factors, including poor ground conditions; desire to enhance original drainage design to help alleviate the impact of flooding during extreme weather conditions, which has been very successful. As stated at 4.5 above the CHORD Project Team is currently working with the Contractor to consider options for completing the works as quickly as possible, whilst maintaining a high level of quality, taking cognisance of Health of Safety, and minimising disruption to all users of the town centre.

The cost for delivering the Helensburgh CHORD Public Realm works remains within budget. In line with good practice a post project evaluation report will be undertaken on completion of the works.

**6. IMPLICATIONS**

POLICY	The delivery of this project fits with the Council’s Corporate Plan, Single Outcome Agreement and approved Development Plan key actions and policy for safeguarding our built heritage and town centre regeneration. The economic outcomes from this project will contribute to the Council’s Economic Development Action Plan at a strategic and area based level.
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FINANCIAL	Covered in Highlight Report exempt item
LEGAL	Any issues will be dealt with through the Contract.
HR	Personnel commitment across relevant departments for duration of project
EQUALITIES	No equal opportunities implications
RISKS	As outlined in 4.7 above.

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