

IONA SLIPWAY REFURBISHMENT

1.0 EXECUTIVE SUMMARY

The main purpose of this report is to outline the situation on the state of repairs to Iona slipway.

The Council has identified the requirement to refurbish Iona slipway as a priority prior to the commencement of the 2015 summer season. George Leslie Ltd has been awarded the contract to carry out the refurbishment.

The lower (seaward) end of Iona slipway has become seriously degraded and in danger of separating from the upper end of the slipway. The Contractor is utilising concrete repairs to the lower end using pre-cast concrete beams to connect both sections. The repairs are estimated to have a life of between twenty to thirty years.

Construction started on 8 March and will continue until the 22 May, the work being undertaken in 3 phases, in advance of the summer influx of visitors to Iona.

The contract for the Iona slipway repairs has been awarded and is valued at a total of £1,248,356. In order to fund these works there is a requirement to utilise all available marine budgets both capital and revenue.

The Contractor, George Leslie Ltd, has identified several risks associated with the possibility of adverse weather and is looking at scheduling a fourth phase of work, to be completed before 22 May.

2.0 INTRODUCTION

- 2.1 The slipway at Iona has been degrading over time and this year the Council identified the requirement to refurbish the slipway as a priority prior to the commencement of the 2015 summer season. George Leslie Ltd has been awarded the contract to carry out the refurbishment.

3.0 RECOMMENDATIONS

- 3.1 That the Area Committee notes the report.

4.0 DETAIL

- 4.1 The lower (seaward) end of Iona slipway has become seriously degraded and in danger of separating from the upper end of the slipway. The Contractor proposed to utilise concrete repairs to the lower end using pre-cast concrete beams to connect both sections. These repairs are estimated to have a life of between twenty to thirty years.
- 4.2 Work commenced on the 8 March and is scheduled to complete by 22 May with the period of 9-22 May being a demobilisation period for the contractors. Due to the state of the tides during the period of refurbishment, the actual work is split into 3 phases. Phase 1 of the refurbishment from 17-26 March is now complete and had the Contractor working on the upper half of the repair area from mid tide to low tide. The second phase will start on 15 April and is scheduled to run until the 23 April and the Contractor will work on the lower half of the repair area. A third period is scheduled from 2-8 May when the Contractor will complete the work required on the lower part of the repair area.
- 4.3 In the event of inclement weather, the Contractor may be forced to schedule a fourth phase of work to complete the repairs but should have completed all repairs by 22 May. The first phase of work was not hampered by the weather although it is considered prudent to plan for a fourth phase.
- 4.4 The Iona ferry continues to operate throughout this period, although a relief passenger service timetable is required during a window of 3 hours before, to three hours after, Low Water in order that the Contractor may carry out the repairs. The local community have been fully engaged with CALMAC on the revised passenger ferry service and to date no complaints have been received.
- 4.5 The contract for the Iona slipway repairs is valued at a total of £1,248,356. The works required to repair the ferry slip on Iona have been tendered through an open competitive process and the innovative tender has been evaluated at £1,148,356 with an additional requirement of £100,000 to fund the relief passenger service from Fionnphort to Iona. In order to fund these works there is a requirement to utilise all available marine budgets both capital and revenue.

5.0 CONCLUSION

- 5.1 To date, work is progressing well and the Contractor is scheduled to finish the repairs by 22 May well in advance of the Summer season of visitors to Iona. Regular progress meetings take place and any potential problems are highlighted in good time. The Contractor is keen to leave a legacy to the benefit of the local community and Iona Community Council is being consulted to achieve this.

6.0 IMPLICATIONS

- 6.1 Policy None.
- 6.2 Financial All available marine budgets being utilised.

6.3	Legal	None
6.4	HR	None.
6.5	Equalities	None.
6.6	Risk	Inclement weather may necessitate a fourth phase of work
6.7	Customer Services	The local community and tourism will benefit from an upgraded slipway for the next twenty years.

Executive Director of Development and Infrastructure
Policy Lead: Ellen Morton

For further information contact: Clive Hayward, Marine Operations Manager
(01546604532)