

### **3 MCMANUS GALLERIES REDEVELOPMENT (AN19-2008)**

The Committee is asked to note the following update in respect of the McManus Galleries redevelopment Project.

#### Site Progress

The main contractor for the restoration of the Galleries, Muirfield Contracts (Dundee) Limited, was given possession of the site on 14 August 2006. During the early stages of this high risk project, several major obstacles to progress were encountered. These included a change to the slating specification which required Listed Building Consent (a process that took three months), the identification of extensive additional underpinning work, and the discovery that the lead work to the three roof spires required to be renewed. As a result of these and other events outwith the control of the main contractor, they requested and were awarded extensions to the contract period. It is still anticipated that major building works will be complete before the end of 2008.

It is considered that, with the possible exception of inclement weather, all of the major obstacles to progress have now been addressed, and works are moving forward in accordance with the revised programme. Barring particularly inclement weather between now and the end of April 2008, when all areas of the building are scheduled to be wind and water tight, completion of the works should be achieved by the revised date allowing the fit out contractors access to carry out their works.

Environmental improvements to the areas of Albert Square surrounding the galleries are being carried out in parallel with the restoration works. For programming reasons completion of these works will follow shortly after completion of the galleries.

#### Fundraising Progress

An application for a grant increase award in respect of additional works totalling £2,045,000 was considered by the Heritage Lottery Fund in December 2007, however, this has been unsuccessful. Every effort is being made by the Council to raise additional funds through the Scottish Government and corporate benefactors. Perhaps, understandably, Trusts and benefactors wish to contribute to specific projects/acquisitions as opposed to the physical reconstruction works. To date, a total of £270,000 in external grants to enable acquisitions, conservation and the delivery of educational programmes has been secured. The public fundraising total is £28,520.