

**REPORT TO: ECONOMIC DEVELOPMENT COMMITTEE - 12TH JANUARY 2004**

**REPORT ON: CITY SQUARE COMPLEX - REPLACEMENT HEATING**

**APPOINTMENT OF CONSULTANT**

**REPORT BY: DIRECTOR OF ECONOMIC DEVELOPMENT**

**REPORT NO.: 28-2004**

**1 PURPOSE OF REPORT**

1.1 This report seeks approval to carry out design work and obtain tenders for the replacement of the heating system within the City Square Complex.

**2 RECOMMENDATIONS**

2.1 The Committee is recommended to approve the appointment of the Council's Architectural Services Division as design consultants for the pre contract services on this project.

**3 FINANCIAL IMPLICATIONS**

3.1 The estimated cost of the pre contract services is £70,000.

3.2 The Depute Chief Executive (Finance) has indicated that provision for the expenditure has been included in the Council's Capital Plan 2003/2004.

3.3 Allowance for revenue costs will have to be made in future years Revenue Budgets.

**4 LOCAL AGENDA 21 IMPLICATIONS**

4.1 None.

**5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 None.

**6 REPORT**

6.1 The current heating system within the City Square Complex is a mixture of various types of heating systems, which have been altered and added to over the years. The main boiler plant is a steam generating plant, which feeds some areas with steam for heating directly, and other areas with steam for transfer to calorifiers, which then feed LPHW systems through standard radiators or warm air systems. The areas fed by LPHW systems are also a mixture of single pipe; two pipe and reverse return systems. This makes the balancing and alteration of systems very difficult. The areas fed by steam are also old, inefficient, noisy and potentially hazardous. The Caird Hall is fed by warm air which is heated by steam direct from the boiler plant there is no heat recovery and as such the system is inefficient.

6.2 In order to address these problems, a feasibility study into the alterations required to the heating system, to allow the buildings to continue in operation for the next 25 years has been carried out.

6.3 The feasibility study revealed that the heating installation as a whole would need to be replaced.

6.4 It is proposed that the Council's Architectural Services Division should carry out design work and obtain tenders for the replacement heating system. A further report on tenders received will be submitted in due course.

**7 CONSULTATIONS**

7.1 The Depute Chief Executive (Finance) and the City Architectural Services Officer have been consulted in the preparation of this report.

**8 BACKGROUND PAPERS**

8.1 No background.

**DOUGLAS A A GRIMMOND**

**DIRECTOR OF ECONOMIC DEVELOPMENT DATE: 24TH DECEMBER 2003**