

REPORT TO: RECESS SUB COMMITTEE – 21 JULY 2003
REPORT ON: ARTHURSTONE LIBRARY – REFURBISHMENT
REPORT BY: ACTING DIRECTOR OF NEIGHBOURHOOD RESOURCES AND DEVELOPMENT
REPORT NO: 490-2003

1.0 PURPOSE OF REPORT

1.1 This report seeks approval for the City Architectural Services Officer to obtain offers, tenders, or negotiate partnerships and for the Director of Support Services in conjunction with the Acting Director of Neighbourhood Resources & Development to accept these offers/tenders/partnership agreements, for Arthurstone refurbishment Works up to a total cost of £141,000 as detailed in Appendix 1

2.0 RECOMMENDATIONS

It is recommended that:

- 2.1 the City Architectural Services Officer be authorised to obtain offers, tenders, or partnership agreements for the proposed refurbishment work at Arthurstone Library detailed in Appendix 1.
- 2.2 the Director of Support Services, in conjunction with the Acting Director of Neighbourhood Resources & Development, be authorised to accept the offers, tenders/partnership agreements as recommended by the City Architectural Services Officer for works to be undertaken by Dundee Contract Services, within existing contract arrangements, and other contractors.

3.0 FINANCIAL IMPLICATIONS

3.1 An allowance of £130k has been made for this expenditure in the 2003/04 Capital Plan. The balance of £11k can be met from slippage within the 2003/04 departmental Capital Programme.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 Acceptance of this report will ensure that resources are used efficiently and waste is minimised.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 None

6.0 BACKGROUND

- 6.1 Report 203-2002 – Arthurstone library – approved on 11 March 2002, detailed developments regarding the financial situation of Arthurstone Library. Following an initial survey of the building by technical officers £50,000 was allocated in 2002-03 to fund essential repairs and external works, with a further provisional allocation of £130k in 2003/04 to fund works bringing the building to a level guaranteeing its long term viability and maximising the use of the building by both the Council and Community Organisations.
- 6.2 Slippage in the 2002-03 programme of essential external works resulted in a carry forward of £11k to financial year 2003-04 giving a revised total allocation of £141k in 2003-04.
- 6.3 The proposed works are essential to comply with legislation, ensuring the safety of the occupants and users. These works are to be undertaken at a total cost not exceeding £141k. It is envisaged that Dundee Contract Services will carry out the majority of these works. To ensure that the repairs are carried out timeously, it is considered beneficial that the Director of Support Services be empowered to accept the most favourable offers and tenders for these works to be undertaken by Dundee Contract Services and other contractors.

7.0 CONSULTATION

7.1 The Chief Executive, Directors of Finance and Support Services have been consulted in the preparation of this report.

8.0 BACKGROUND PAPERS

8.1 No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than containing confidential or exempt information) were relied on to any material extent in preparing the above report.

Stewart Murdoch
Acting Director of Neighbourhood Resources and Development

14 July 2003

ARTHURSTONE LIBRARY – PROPOSED IMPROVEMENTS AND REPAIRS

1. Electrical Upgrade, including the Distribution Board.
2. Re-point and Repaint all external windows.
3. Remove traces of asbestos in Boiler Room.
4. Create lobby in Plant Room.
5. Re-glaze Plant Room window.
6. Install sufficient electrical sockets and data points for 3 additional PC's in the upstairs office area.
7. Heating Upgrade (Previous Project Ref 01-1109).
8. Lighting upgrade in foyer and reading room (to enable room to be used as a reading room, meeting room and youth area).
9. Remove staircase from main library room to the basement.
10. Replace/upgrade fire alarm system (explore the possibility of sprinkler systems).
11. Burglar alarm upgrade to Red Care System.
12. Plaster repairs as required.
13. Internal redecoration including Reading Room and return decorative Dado tiles to original condition.
14. Improve Disabled Access to the rear entrance.
15. Mirror and white lighting or CCTV to rear entrance.
16. Toilets upgrade
 - Disabled Toilet to meet DDA 2000
 - other toilets as required
17. Convert glass office in basement to secure store.