

REPORT TO: LEISURE AND ARTS SERVICES COMMITTEE - 19 MARCH 2007

REPORT ON: MCMANUS GALLERIES - ALTERATIONS AND REFURBISHMENT
Contract Nr 03-2305

REPORT BY: CITY ARCHITECTURAL SERVICES OFFICER

REPORT NO: 192-2007

1.0 PURPOSE OF REPORT

1.1 To obtain approval for extending the existing contract.

2.0 RECOMMENDATIONS

2.1 That approval be given for extending the existing contract and incurring estimated additional expenditure of £300,000.

3.0 FINANCIAL IMPLICATIONS

3.1 The Head of Finance has stated that the additional expenditure can be funded from the Leisure and Communities Capital budget for 2007-08

4.0 SUSTAINABILITY POLICY IMPLICATIONS

4.1 Sustainability

The alterations and refurbishment of the McManus Galleries will help to protect the quality and diversity of the city's built heritage and enhance the city centre and local environments. Sustainable practices have been adopted in the design, construction and maintenance of the building.

4.2 Strategic Environmental Assessment

None required.

4.3 Anti Poverty

McManus Galleries alterations and refurbishment will ensure that general services are available to those who are poorest. It will enable people to become included in social and cultural activities with free access.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 McManus Galleries will be family friendly and more barrier free.

6.0 ESTIMATED ADDITIONAL EXPENDITURE

6.1 Reference is made to Article V of the minute of the Leisure And Arts Services Committee of 26th June 2006 when report No 395-2006 was approved. The report authorised the acceptance of the revised lowest tender submitted by Muirfield (Contracts) Ltd., Dundee for McManus Galleries - Alterations and Refurbishment.

6.2 Further essential Works, amounting to an estimated additional cost of £300,000, have been required as follows -

(1) Additional underpinning, structural works and slating, and protection of stained glass.

(2) Redesign of drainage.

(3) Relocation of taxi rank.

(4) Increased contingency allowance.

(5) As a result of the above the allowance for fees has been increased.

6.3 The original tender amount together with allowances was £6,152,893.15.

7.0 **CONSULTATIONS**

7.1 The Chief Executive, Head of Finance, Depute Chief Executives (Finance and Support Services) and the Director of Leisure And Communities have been consulted in the preparation of this report.

8.0 **BACKGROUND PAPERS**

8.1 Reference is made to Article V of the minute of the meeting of the Leisure And Arts Services Committee of 26th June 2006 when report No 395-2006 was approved

Rob Pedersen
City Architectural Services Officer
8 March 2007

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