

REPORT TO: COMMUNITIES COMMITTEE – 10 MAY 2004

REPORT ON: Wellgate Central Library
Heating and Ventilation Upgrade and Re-location of Communities HQ Offices
(Partnering) (03-619)

REPORT BY: Head of Communities and City Architectural Services Officer

REPORT NO: 308-2004

1.0 PURPOSE OF REPORT

1.1 This report seeks approval for the provision of a Communities office suite within the Wellgate Central Library and essential upgrading of the library heating and ventilation.

2.0 RECOMMENDATIONS

2.1 Approval is recommended of:-

- a) alterations to form office suite for the Communities Department within the Wellgate Central Library together with phase 3 of the upgrading of the heating and ventilation system and upgrading the lighting at level 4 at an estimated total cost of £836,000 inclusive of professional fees.
- b) the City Architectural Services Officer being authorised to negotiate a contract within the overall allowance under a partnering arrangement with Torith Ltd, Dundee and the Depute Chief Executive (Support Services) in conjunction with the Head of Communities to accept the offer recommended by the City Architectural Services Officer.

3.0 FINANCIAL IMPLICATIONS

3.1 The Depute Chief Executive (Finance) has confirmed that this expenditure can be met as follows:

	<u>£,000</u>
Communities Capital Plan:	
Office Relocation	315
Heating and Ventilation Upgrade Phase 3	350
Upgrade Lighting on level 4	<u>32</u>
	697
Communities Revenue Budget – CFCR	15
Communities Capital Plan – Disabled Access	55
Communities Capital Plan – Planned Maintenance	50
Chief Executives Capital Plan – Energy Efficiency	<u>19</u>
TOTAL	<u>836</u>

4.0 LOCAL AGENDA 21 IMPLICATIONS

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

5.0 **EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 None

6.0 **REPORT**

6.1 This work forms an integral part of the office relocation from Tayside House and phase 3 of the upgrading of the heating and ventilation system in the library.

6.2 The nature and extent of the work was assessed together with the recent performance and availability of local contractors and as a result it is proposed that the City Architectural Services Officer enters into a partnering arrangement with Torith Ltd, Dundee within the overall allowance of £836,000, allocated as follows:

	<u>£,000</u>	
Construction Works, will not exceed		756
Building Warrant		1
Professional Services		
Planning Supervision	4	
Structural Engineering	2	
Architectural Services Division	<u>73</u>	<u>79</u>
TOTAL		<u>836</u>

7.0 **CONSULTATIONS**

The Chief Executive and the Depute Chief Executives (Finance) and (Support Services) have been consulted during the preparation of this report.

8.0 **BACKGROUND PAPERS**

8.1 Policy and Resources Committee 8 September 2003 (Article V and Report 586-2003 refer) of which the works in this report form part.

Stewart Murdoch
Head of Communities

John T P Porter
City Architectural Services Officer

23 April, 2004

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