

EAST AYRSHIRE COUNCIL

EMERGENCY POWERS COMMITTEE – 31 OCTOBER 2006

IMPROVEMENTS TO THE EXTERIOR OF THE DICK INSTITUTE, KILMARNOCK

Report by the Executive Director of Neighbourhood Services and the Head of Economic Development and Property Services

1. PURPOSE OF REPORT

- 1.1 To advise Members of additional work required at the Dick Institute and seek approval for additional expenditure.

2. BACKGROUND

- 2.1 As part of our refurbishment programme at The Dick Institute a detailed proposal was developed in consultation with Historic Scotland. The works were jointly funded from the successful funding bids of £400,000 to Historic Scotland, Heritage Lottery Fund and Neighbourhood Services Capital budget.
- 2.2 The funding package was designed to address the stonework cleaning of the building and repair damaged stonework. It also included a package of remedial improvements to the roof, which has long been a problem at the Dick Institute. Also included in the package is pathway and landscape works to the front of the building. Supporting the building works is an innovative workshop/publishing programme designed to engaged young people and encourage them to respect our key buildings.
- 2.3 The contract for External Stonework Repairs, which formed part of the above refurbishment to the Dick Institute, Kilmarnock was accepted by the Council on 5th July 2006, for works to be carried out by Hunter & Clark Ltd, in the sum of £147,078.13. Works commenced on site on 14th August 2006.
- 2.4 The tendered works comprised graffiti removal to stone work, cleaning stonework, individual stone repair/indents, raking out and repointing stonework, and paintwork to windows/rainwater goods. The scope of the works was determined in consultation with GUARD, Glasgow University, who have considerable expertise in this field and were the approved Historic Scotland consultants on this aspect of the project.
- 2.5 During the course of the project and with the benefit of more detailed building analysis it has been identified that additional work will be required which was either not included within the tendered scope of works, or was requested by the Client.
- 2.6 The Council's Standing Orders Relating to Contract require Committee approval where the final cost of a contract exceeds, or is likely to exceed, the accepted Contract Sum by more than 10%.

- 2.7 Alongside the work being carried out by Hunter & Clark Ltd further work is being carried out by Mitie, the Council's approved contractor, to repair and refurbish the roof of the Dick Institute. This work addresses problems with rainwater ingress and potential damage to floors, walls and collections.

3. CONSIDERATIONS

- 3.1 Following acceptance of the Contract, a detailed close-up inspection of the building was carried out from the scaffolding, and test areas were completed to determine the exact cleaning process required for the stonework. This has resulted in additional stone repairs and chemical cleaning being required; however there are considerable cost benefits in carrying this work out while the scaffolding is in place as this is a significant cost element. The additional work will result in a deeper clean of the building and reduce ongoing maintenance costs.
- 3.2 Further work to clean the War Memorial opposite to the Dick Institute was also requested as part of this contract as this would improve the appearance of the Memorial to match that of the Dick Institute.
- 3.3 It should be noted that the Final Measurement for this project will be agreed following the issue of the Certificate of Practical Completion which will be contractually due in November 2006; therefore the amounts shown are interim assessments. A contingency allowance pending finalisation has therefore been included within the estimated overall cost of the contract works.
- 3.4 There are significant problems with rooflights which require regular repair and detailed inspection has identified that it would be more cost effective to remove the rooflights and replace them with waterproof roofing material. The rooflights do not service any useful purpose.
- 3.5 The investment in the Dick Institute will significantly improve the appearance of this landmark building; this would be further enhanced by the installation of upgraded external lighting and the costs of this work are also included for consideration in this report.

4. FINANCIAL IMPLICATIONS

- 4.1 For the exterior cleaning element of the work further expenditure will be required as follows:

Dick Institute	£108,000
War Memorial	£ 22,000

The cost of replacing the rooflights will be £70,000

The cost of installing improved exterior lighting at the Dick Institute will be £30,000.

The total additional cost will be £230,000 this can be met from the Council's Capital Programme.

5. LEGAL IMPLICATIONS

- 5.1 The Council is contractually bound to pay the Contractor for works instructed. The work undertaken will contribute to the Council's policy of improvement to buildings and service provision, and carry out the Council's commitment to upgrade and refurbish these facilities.
- 5.2 This report is presented in terms of paragraph 17(2) of the Council's current Standing Orders Relating to Contracts (Contract Sum).

6. POLICY / COMMUNITY PLAN IMPLICATIONS

- 6.1 Carrying out the additional work proposed would be in line with the Council's Asset Management Strategy.
- 6.2 The Dick Institute is both a Community facility and a heritage asset which provides services for East Ayrshire residents and visitors, as such the building and its services support and the promoting Community Learning, and Improving Opportunities themes of the Community Plan. Cleaning and maintaining the building support the Improving the Environment theme.

7. CONCLUSIONS

- 7.1 Detailed monitoring of the work currently being carried out at the Dick Institute has identified areas that it would be appropriate and cost effective to address while the contractors are on site and the scaffolding is in place. Additional external cleaning and removal of rooflights will enhance the appearance of the building and reduce future maintenance liabilities. The Dick Institute will also benefit from improved external lighting.
- 7.2 Additional cleaning work to the Kilmarnock War Memorial will enhance this building appearance and ensure that it does not fall behind the Dick Institute.

8. RECOMMENDATIONS

- 8.1 It is recommended that the Committee:-
- (i) approve the additional expenditure incurred; and
 - (ii) otherwise note the content of the report.

William Stafford
Executive Director
Neighbourhood Services

Robert Paton
Head of Economic Development
and Property Services

WS/JL/JAG/TR
19th October 2006

LIST OF BACKGROUND PAPERS - Nil

For further information please contact Alan Paterson, Principal Quantity Surveyor on 01563 555249.
Implementation Officer – alan.paterson@east-ayrshire.gov.uk