

ABERDEEN CITY COUNCIL

COMMITTEE	Finance, Policy and Resources
DATE	1 February 2018
REPORT TITLE	Aberdeen Art Gallery Redevelopment and Provost Skene's House Refurbishment and Museum Progress
REPORT NUMBER	ECS/18/012
DIRECTOR	Bernadette Oxley / Helen Shanks, Interim Directors of Education and Children's Services
REPORT AUTHOR	Euan Couperwhite, Head of Policy, Performance and Resources

1. PURPOSE OF REPORT:-

- 1.1 Following this Committee's consideration of the report attached as Appendix 1 at its reconvened meeting of 6 December 2017, this report provides detail on the urgent, necessary and desirable works for Provost Skene's House and seeks approval for the additional spend associated with the revised scope of works. The report also provides detail on the revised construction programme for Aberdeen Art Gallery and instructs the Head of Finance to confirm how the additional costs may be met.

2. RECOMMENDATIONS

- 2.1 It is recommended that Committee:
- a) Note the amended programme for the Aberdeen Art Gallery redevelopment as presented in paragraphs 3.3 and 3.4 of this report;
 - b) Note the breakdown of works for Provost Skene House which identified as urgent, necessary and desirable and which is presented at 3.2 (Table 1) of this report;
 - c) Approves Option 3 in regard to the refurbishment of Provost Skene's House as detailed in the Exempt Appendix 1 of this report;
 - d) Delegates authority to the Interim Director of Communities, Housing and Infrastructure, following consultation with the Head of Commercial and Procurement Services, to undertake a tender process for the procurement and thereafter award of contract to undertake internal and external works;

- e) Instruct the Head of Finance to identify funding options for the additional costs of Aberdeen Art Gallery redevelopment and Provost Skene's House revised scope of refurbishment as presented in Section 2 of the Exempt Appendix 1 and submit this to the Council's 2018/19 budget setting meeting;
- f) Approve the total estimated expenditure for Provost Skene's House refurbishment as detailed in the Exempt Appendix 1 to this report; and
- g) Otherwise note the contents of this report.

3. BACKGROUND AND MAIN ISSUES

Provost Skene's House (PSH) Refurbishment and Hall for Heroes

3.1 Committee heard at its reconvened meeting of 6 December, 2017 that following a detailed survey conducted in the summer of 2017 that works to the building had been classified under the following categories as being:

- Urgent;
- Necessary; and
- Desirable.

3.2 Having reviewed the contents of the survey report and taking Committee's instruction at its December 2017 meeting, the table below detail the works associated within each of the above categories.

Table 1: Classification of Works

BUILDING COMPONENT	URGENT	NECESSARY	DESIRABLE
ROOFS	<p>Cast iron rainwater downpipes to be cleaned, repaired, replaced and refixed as necessary</p> <p>Cast iron gutters to be cleaned, repaired, replaced and refixed as necessary</p> <p>Improve detailing at various locations of lead flashings and gutters to prevent overflowing or water penetration</p> <p>Replace rotten timbers throughout</p> <p>Replace failing lead flashings</p> <p>Replace chipped, cracked and slipped slates throughout</p>	<p>Lift and replace poorly detailed old lead roof coverings to flat roofs</p> <p>Reconstruction of cope at chimney heads</p> <p>Repoint stonework in chimneys or reslate roof over a new breathable underlay throughout</p>	

	<p>Replace mortar skewes</p> <p>Replace cracked ridge stones</p> <p>Repoint all ridge stones and skew stones</p> <p>Valleys at turret to be repaired and new lead flashings installed</p> <p>Install new rainwater goods at area of roof missing this installation</p>		
EXTERNAL WALLS	<p>Failing mortar joints to be raked out and repointed with lime mortar in areas of damp penetration</p> <p>Inspection and repair or replacement of broken lintels</p> <p>Commission stone conservator to assess the carved dormer masonry and act on findings</p> <p>Commission stone conservator to assess the eroded masonry corbels and act on findings</p> <p>Commission stone conservator to assess the stone pediments and act on findings</p> <p>Revise detailing at exposed wallheads to make waterproof</p>	<p>Failing mortar joints to be raked out and repointed with lime mortar</p> <p>Structural repairs as described in structural engineer's report</p> <p>Brush down stonework to remove algal growth and removal of growth on ledges and projections</p> <p>Install ground drainage at base of walls in areas of harling or areas of high ground levels</p> <p>Failing and poorly repaired window rybats to be replaced</p> <p>Replace broken stone lintels</p> <p>Replace failing quoin stones</p>	Remove inappropriate plastic vent pipe
WINDOWS	Full overhaul as required, replacement of rotten timber, repaint and repoint of windows	<p>Repaint internally</p> <p>Replace cracked panes</p>	
EXTERNALS DOORS		Adjust, repair and redecorate doors	
WALL FINISHES	<p>Commission condition assessment of timber boarded walls and act on results</p> <p>Strip and replaster in lime plaster to badly damaged areas due to moisture ingress</p>	<p>General repairs throughout</p> <p>Strip and replaster in lime plaster to badly damaged areas due to moisture ingress</p> <p>Woodworm investigation and treatment</p>	Repaint walls
FLOOR FINISHES	Carry out structural repairs to timbers	<p>Install DPM and insulation to ground floor</p> <p>Consolidate stone flags and undertake patch repairs</p> <p>General repairs to upper</p>	Redecorate timber floors

		floors	
CEILING FINISHES	<p>Tie back sagging ceiling to joists and repair</p> <p>Commission condition assessment of timber boarded ceilings and act on results</p> <p>Replace rotten timbers</p>	<p>Repair cracking ceilings</p> <p>Replace inappropriate paintwork at stairwells</p> <p>Remove corrosion from metal frames ceiling and repaint</p> <p>Strip and replace failing ceilings with new lime plaster</p> <p>Replace inappropriate poor condition plasterboard ceiling</p> <p>Woodworm investigation and treatment</p>	Repaint ceilings
INTERNAL DOORS		<p>Repairs as required</p> <p>Stitch repair to stone lintel</p> <p>Replace damaged timber lintel</p>	<p>Ease, adjust and redecorate</p> <p>Replace inappropriate ironmongery</p>
MECHANICAL AND ELECTRICAL SERVICES	Upgrading and modernizing of services installations	Resolve trailing leads	Replace with appropriate fittings
FIREPLACES	Clear and survey all flues. Rectify water ingress issues		Repairs to hearths
GENERAL ISSUES	<p>Open up chimney capping and unblock fireplaces to conduct survey. Act on results. Vent cap chimney on completion.</p> <p>Asbestos survey and act on results</p> <p>Damp survey to areas identified in structural report and act on results</p> <p>Fire risk assessment to be undertaken and act on results</p> <p>Lightning protection system to be assessed and revised as required</p> <p>Heritage Impact Assessment to be undertaken</p> <p>Structural monitoring over an 18 month period</p>	Install a French drain around the building where external levels are high	

Aberdeen Art Gallery – Programme Update

- 3.3 Paragraphs 3.7 and 3.8 of the report submitted to the December 2017 meeting of this Committee, advised Members of the construction and fit out programmes. Updated details of these programmes are set out in the following paragraphs for information.
- 3.4 The construction programme continues to be reviewed with the contractor, contract administrator and the Council's Project Manager. Key items for consideration are:
- The contractor has now indicated an end of March 2018 completion, although there continue to be concerns regarding programme slippage. This situation is being monitored on a daily basis.
 - Fit-out Works - The fit-out programme is 9 months. Assuming the construction contract completes in March 2018, completion of fit-out would be December 2018. Council officers and the Project Manager are presently considering what, if any, changes could be made to compress the timescale of the fit-out element should the construction work go beyond March 2018. This work is being done in an effort to achieve, if possible, an opening in January 2019.

4. FINANCIAL IMPLICATIONS

- 4.1 Financial implications arising from the 3 categories of work relating to the refurbishment of Provost Skene's House are detailed in paragraph 2.1 of the Exempt Appendix 1 of this report.
- 4.2 Commentary on the cost of works at Aberdeen Art Gallery is included at paragraph 2.2 and 2.3 of the attached Exempt Appendix 1.

5. LEGAL IMPLICATIONS

- 5.1 The Head of Legal and Democratic Services and officers from the Legal Team in the Council's Commercial and Procurement Services continue to attend to the interests of the Council as regards the Contractor's claim in accordance with delegated powers. This work is being supported by the Council's specialist external appointees, namely its Claim's Consultant and its specialist contentious construction lawyers who are to assist with the claims alongside the Art Gallery Project Contract Administrator.

6. MANAGEMENT OF RISK

- 6.1 Committee considered the risks which were contained within the report presented to them at their December 2017 meeting. Since Committee

considered the report in its December meeting there have been no new risks identified.

- 6.2 There are no further financial, employee, customer / citizen, environmental, technological, legal or reputational risks.

7. IMPACT SECTION

- 7.1 The considerations in this report do not provide any new impacts related to economy, people, place or technology on the strategic themes of Aberdeen City Council and Community Planning Aberdeen, as set out in the Aberdeen City Local Outcome Improvement Plan 2016-26 and the Aberdeen City Council Strategic Business Plan.

8. BACKGROUND PAPERS

Report to Council on 23 August 2017 **Council Financial Performance – Quarter 1 2017/18 (CG17/084)**

Report to Audit, Risk and Scrutiny on 27 June 2017 **Review of the Capital Programme Governance (CHI/17/153)**

Report to FP&R Committee on 20 September, 2016 **Refurbishment of Provost Skene's House (ECS\16\058)**

Adams Napier Partnership June 2017 **Condition Survey Report on Provost Skene's House, Aberdeen**

Capital Board on 15 November, 2017 **Provost Skene's House Business Case**

Report to FP&R on 19 June 2014 **Art Gallery Redevelopment Programme Procurement of the Construction Works (ECS-14-046)**

Art Gallery redevelopment programme – procurement of the Museums Collections Centre, Education, Culture and Sport Committee, 27 March 2014
Aberdeen Art Gallery redevelopment programme, Urgent Business Committee, 29 November 2012

Aberdeen Art Gallery redevelopment, Education, Culture and Sport Committee, 7 June 2012 and Finance and Resources Committee, 21 June 2012

Finance Policy & Resources Committee, 15 September 2015, Article 25: **Art Gallery Redevelopment Fundraising**

Finance Policy & Resources Committee, 7 June 2016, Article 27: **Art Gallery Fundraising - Update**

Finance Policy & Resources Committee, 1 December 2016: **Art Gallery Fundraising**

Finance, Policy and Resources Committee, 6 December 2017 (reconvened meeting): **Aberdeen Art Gallery Redevelopment and Provost Skene's House Refurbishment and Museum Progress**

9. APPENDICES (if applicable)

Exempt Appendix 1: – Business Case for Provost Skene House and
Financial Information

10. REPORT AUTHOR/ HEAD OF SERVICE DETAILS

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