

From: Chris Rowley
States Member (Harbour)

18 November 2013

To: The President of the States of Alderney

Sir,

As many of you will be aware, in March 2008 following a period of pre-contract discussions the States entered into contracts with Beckett Rankine for the design, project management and supervision of renovation works to the Commercial Quay at Braye Harbour at a fixed design fee of £212,000, an estimated project management fee of £240,000 and a site supervision fee of £105,000 together with other costs and disbursements estimated at £65,000 being a total cost of £622,000. There were a number of issues which led to an overspend on this initial budget. The actual costs paid to date are in the region of £838,000. Geomarine Limited was appointed to undertake the civil engineering for the works. Beckett Rankine was solely responsible for the design of the whole of the works, and identified as project managers in the construction contract. The Project Board mandate was clearly established by the Board and approved by the States from the outset, namely to re-build the Commercial Quay at a cost not to exceed £9.5M with a design life of 60 years. The agreed construction cost was £8.4M.

At the south end of the Commercial Quay, a rock revetment had been constructed. Construction of the revetment was almost complete in May 2009 when it was first observed that movement of armour stones had occurred. This occurred prior to handover in September 2009 and States of Alderney asked for the matter to be resolved. Further movements and extraction of armour stones occurred in September 2009 and January 2010.

The States of Alderney commissioned Mouchel Ltd to undertake an independent review of the design and construction of the revetment. This report considered the design, construction and construction supervision of the revetment. A number of issues were identified by Mouchel and further clarification was sought. Assessment of the design, the construction and the supervision were undertaken and there was a revised design submitted by Beckett Rankine in September 2010.

It was subsequently agreed that the revetment needed to be rebuilt to protect the Commercial Quay, which is of course a vital asset for Alderney. Following a competition which was project managed by Mouchel Ltd the States agreed in December 2012 to appoint Mackley Construction Ltd to reconstruct the revetment using the revised design with a budget of £698,627.57 to be taken from Capital Funding.

The project has been overseen by a Project Board consisting of:

Chris Rowley, States Member with responsibility for harbour

Roy Burke Chief Executive

Julie Turner, States Engineer

Mark Gaudion, Harbour Master

Alan Cluley, Project Manager - Mouchel

The works were certified as substantially completed on 5 September, in line with the revised contract at a total cost of £718,531.20, or £19,903.63 over the original budget, which represents an overspend of 2.8%. The additional costs are primarily associated with the need to source additional rock together with a repair to some damage which was discovered in the deck slab and infill.

A full project closure report will be produced in due course.

Chris Rowley