

ANNEX 2 - Capital Plan Post Implementation Review	
Service:	Property
Scheme Title:	Gibson Building West – Replacement of Heating Boilers and Circulatory Pipework
Scheme Description:	Replacement of existing ageing and obsolete boilers with new high efficiency condensing boilers. These to be linked to new distribution pipework through the undercroft and set up with four separately controlled heating zones covering the east and west wings, main meeting rooms and remaining central areas.
Evaluation:	Cabinet 7 February 2012.
Capital Plan Year(s)	2012/13
Approved budget	£160K
National Priorities	None
Local Priorities	<ul style="list-style-type: none"> • 12a Climate change • 17a Invest in providing and maintaining good quality buildings.
Targets for judging success:	<ul style="list-style-type: none"> a) Reliability of boilers and circulatory pipework, protecting business continuity b) Reduction in consumption of energy (gas) associated with high efficiency condensing boilers c) Maintaining adequate working conditions for staff.
Completion date (work completed):	October 2012
Completion date (final payment):	May 2014
Projected date for post implementation review:	12 months after completion date.
Final cost:	£161K
Performance against National and Local Priorities and Targets:	<p>The new boilers have performed very well with no reliability issues since installation. The new circulatory pipework (within the central undercroft) has also performed well with no maintenance issues.</p> <p>Separate zones established within the new heating controls have enabled us to better adapt to the use of the Civic Suite for evening meetings and the accommodation of the Police on a 24/7 basis within the east wing. These improved controls combined with the higher efficiency boilers have enabled a 20% reduction in energy consumption (gas in KWH) despite 24/7 occupation of the east wing by the Police.</p> <p>Conditions for staff during cold weather has improved due to better boiler control programmes that are being constantly adapted to demands.</p>
Budget performance / Value for money:	The project was completed within £1K of budget.

Other performance / procurement issues:	None.
Ongoing / Outstanding issues:	Condition of existing general heating pipework and radiators (not replaced) throughout the building are being constantly monitored and repaired as required from revenue budgets.