



BILLET D'ETAT FOR 21-11-2007

Date: 21st November, 2007

Members of the States:

I have the honour to inform you that a Meeting of the States will be held at 5:30pm on Wednesday 21st November 2007. This will be preceded by the People's Meeting, which will be held on Wednesday 14th November 2007 at 7:00pm in the Island Hall.

Sir Norman Browse
President

Item 1 Commercial Quay

The following letter has been received from Mr Walden, Chairman of the General Services Committee:-
"The renovation of the Commercial Quay is the States' priority capital project. The sheet piling of the Lower berth is corroding rapidly due to Accelerated Low Water Corrosion and the corrosion is already severe. This is a threat both to the structure of the quay and vessels berthing against it.

Tenders were invited in November 2005 and three were received. All tenders were above the financial provision which had been made for the project and Beckett Rankine conducted negotiations on behalf of the States of Alderney in an effort to reduce costs. Although some reduction was achieved the projected cost was not acceptable to the States of Guernsey and Halcrow were instructed to undertake an independent review. The results of that review were set out in the "Commercial Quay Redevelopment - Masterplan and Development Review Final Report" dated June 2007.

The preferred tenderer is Geomarine and two project options have been under consideration in the final stages of the process. The States of Alderney has continued to use both the Halcrow Report and the services of Beckett Rankine in assessing these. The Beckett Rankine Procurement Report has now been received.

In assessing the options particular consideration has been given to the need to achieve a balance between cost, fitness for purpose and design life. The General Services Committee has concluded that only one scheme meets all requirements. This scheme comprises a concrete blockwork wall on encased steel columns embedded on the seabed. This metre-thick wall will be constructed around the lower berth and will form a vertical wall on both sides. The triangular infill on the east face will enlarge the working area on the quay and improve health and safety of these operations. Fuel and cargo offloading will be concentrated on the lower berth with smaller vessels using the upper berth.

The scheme is projected to cost £9.5 million and, with a £6 million contribution from the States of Guernsey, this renovation option is affordable. Other options are not. It is fit for purpose and has a design life of at least sixty years. I attach a plan.

Past experience has shown that delay leads to potentially unmanageable cost increases. It is essential that this project proceeds as a matter of urgency for financial as well as operational reasons. Approval by the

States of Alderney at its November meeting followed by approval by the States of Deliberation early in the New Year will enable this project to commence as early as spring 2008. If it does not, cost escalation as presently being experienced in the construction industry will call into question whether this essential project can become a reality.

I would be grateful for this letter to be placed before the States at its November meeting together with an appropriate proposition.

Mr W Walden
Chairman"

The States is asked to approve expenditure of up to £9.5 million for the proposed renovation of the Commercial Quay, incorporating a concrete blockwork wall on encased steel columns embedded on the seabed as shown in the attached drawing entitled "Commercial Quay Renovation" and numbered 0729-01-101.

Item II Questions and Reports

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