

Chichester District Council

THE CABINET

6 September 2016

Avenue de Chartres Car Park - Major Refurbishment Scheme 2016-2017

1. Contacts

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2. Recommendation

That the Cabinet:

- 2.1 Agrees to enter into a JCT Intermediate Form of Contract with Contractor A to undertake essential repairs and maintenance works as tendered for the sum of £483,049.**
- 2.2 Agrees to enter into a JCT Intermediate Form of Contract with Contractor A to provide resurfacing to the intermediate parking deck surface and connecting ramps tendered for the sum of £154,270.**
- 2.3 Authorises the release of £530,000 identified within the Asset Replacement Programme for years 2016-17 for Avenue de Chartres car park refurbishment works.**
- 2.4 Recommends to the Council to:**
 - 2.4.1 Approve funding for the essential upgrade of the perimeter vehicle barriers, pedestrian railings and associated works to achieve compliance with current health and safety standards and officers be authorised to invite invitations to tender for these works.**
 - 2.4.2 Approve funding to refurbish the 5 access towers and clean the concrete retaining wall and paved surfaces and officers be authorised to invite invitations to tender for these works.**
 - 2.4.3 Re-profile the asset replacement programme to enable the replacement of the existing lighting installation with a more energy efficient LED system and officers be authorised to invite invitations to tender for these works.**
 - 2.4.4 Authorise the release from capital reserves of £457,319 to fund the cost of this refurbishment not provided for within the Asset Replacement Programme**

3. Background

- 3.1 The multi-storey car park at Avenue de Chartres (ADC) was built in 1991. £530,000 is identified within the Asset Replacement Programme for years 2016-17 to fund structural repairs for the ADC car park. At their meeting on 7 April 2015 the Cabinet approved a project Initiation document (PID) for the first major refurbishment of the car park since its construction. The PID contained indicative costs for:
- (a) Essential structural and aesthetic refurbishment works
 - (b) Optional flexible resurfacing of the intermediate and lower decks
 - (c) Optional vehicle guidance system
 - (d) Optional electric vehicle charging points
 - (e) Optional refurbishment of the stairwells, 5 access towers, retaining walls and paved surfaces.
- 3.2 The Cabinet authorised officers to invite tenders for (a) and (b) above and released £93k to fund the appointment of consultants, to undertake maintenance and cleaning of the external brickwork and to enable structural concrete testing and surveys to be undertaken. The concrete testing and surveys were required to form the detailed specification for the structural works prior to inviting tenders. The maintenance and cleaning of the external brickwork has been completed.
- 3.3 Tenders for (a) and (b) have been received and evaluated and an evaluation is provided in Appendix 1. The structural survey did not identify a need to resurface the lower deck; therefore any resurfacing would be mainly aesthetic and would cost £154,270 (see Appendix 2).
- 3.4 As part of the structural investigation the perimeter vehicle protection barriers sited on the west elevation were load tested in accordance with the current British Standard. The barrier columns did not meet the protection criteria for modern car parks and the gaps to the pedestrian barriers and tower balustrades are non-compliant and must therefore be replaced. The indicative cost for these replacements is also contained in Appendix 2. These works will need to be tendered.
- 3.5 Officers have sought detailed costs for (c), (d) and (e) above (optional vehicle guidance system, electric vehicle charging points (EVCP's) and refurbishment of the stairwells, access towers, retaining walls and paved surfaces. These costs are shown in Appendix 2.
- 3.6 The benefits of a vehicle guidance system (c), directing vehicles to the nearest vacant bay, claim to optimise movement and reduce congestion in busy car parks. Installation of this type of system is an isolated project and not reliant upon other works. Due to the potential cost of this type of scheme and the existing occupancy levels within the car park this is an option that could be reviewed at a later date as part of a wider strategic view of car parking within the City centre.

- 3.7 The proposal within the PID to install two EVCP's (d) was related to the indication that the Office for Low Emission Vehicles intended to offer grant funding for the installation of EVCPs and the Cabinet released £45,000 funding to support this initiative at their meeting on 1 December 2015. However, it has since transpired that this funding will no longer be offered and officers will need to consider the most appropriate business model to apply in allocating the funding made available by Cabinet.
- 3.8 The PID contained a work element to refurbish and improve the aesthetics and appearance of the car park (e). The car park contains five access towers with stairwells, retaining walls and various paved surfaces. Appendix 2 contains estimated costs for this work element.
- 3.9 Within the Council's asset replacement programme there is a forecasted spend to replace periodically the existing fluorescent lighting system. There is opportunity as part of this refurbishment project to use these identified funds to replace the existing system with a more energy efficient LED lighting system with a 25 year life. This proposal would enable a reduction in the ARP commitment of £90,000, plus reduce energy and maintenance costs over time by £25,000 per annum. The estimated cost of completing this replacement programme is provided in Appendix 2. Members are requested to consider the option of re-profiling the forecasted spend in the ARP to release funds to enable the lighting replacement to be undertaken as part of the overall refurbishment. These works would need to be tendered.

4. Outcomes to be Achieved

- 4.1 To refurbish the ADC car park to comply with modern day structural and safety standards and to provide a car park that is aesthetically attractive to encourage increased use and to meet the car parking needs of the city.
- 4.2 To take the opportunity to provide a reliable, long-term lighting system for the safety and benefit of users of the car park and to reduce energy and maintenance costs for the Council.

5. Proposal

- 5.1 That Contractor A is awarded the contract to undertake the essential structural works and the resurfacing of the intermediate deck as outlined in Appendix 2.
- 5.2 That the works associated with the safety repairs identified in paragraph 3.4 be tendered as outlined in Appendix 2.
- 5.3 That the refurbishment of the five access towers, retaining walls and paved surfaces is tendered and works included within this project. Although this work is optional and could be done retrospectively, it would be more economic and less disruptive to users to undertake this work as part of the larger programme and would complete the aesthetic appearance of the car park.
- 5.4 That the asset replacement programme be re-profiled to enable tenders to be invited for the replacement of the existing lighting system to improve lighting for users and to reduce energy and maintenance costs in the future.

- 5.5 That the installation of a vehicle guidance system, EVCPs and resurfacing of the lower deck not be progressed at this time. The installation of the EVCPs will be considered as part of a wider business model in identifying the most appropriate locations across the district.

6. Alternatives Considered

- 6.1 As a minimum the Council could decide to undertake essential structural and safety repairs as identified in paragraphs 3.3 and 3.4 only.
- 6.2 Optional works were considered as part of this project ie:
- (a) The installation of a vehicle guidance system
 - (b) The installation of electric car charging points
 - (c) The refurbishment of the stairwells, 5 access towers, retaining wall and stairwells.
 - (d) The completion of the lighting replacement programme.
 - (e) Optional refurbishment of the stairwells, five access towers, retaining wall and paved surfaces.

Options (c), (d) and (e) are recommended to progress to complete the total structural, safety and aesthetic elements of this project.

7. Resource and Legal Implications

- 7.1 The following works will need to be tendered and will therefore require resources from procurement and legal officers:
- (a) The upgrade of the perimeter vehicle barriers and pedestrian railings
 - (b) The refurbishment of the stairwells, five access towers, retaining walls and paved surfaces.
 - (c) The completion of the lighting replacement programme.
- 7.2 Appendix 2 provides estimated costs and funding sources for each element of the proposed project. Funding over and above that already allowed for in the ARP of £457,319 will be required from capital reserves to complete the works recommended in this report.

8. Consultation

- 8.1 There will be full liaison with Parking Services on vehicle displacement during the works once the full details and works programme for the scheme are approved. Parking Services will then consult with the local community.

9. Community Impact and Corporate Risks

- 9.1 This refurbishment programme will provide for a cleaner and safer car park for the community and will ensure that the Council meets its health and safety obligations in maintaining this major asset to modern day safety standards.

10. Other Implications

Crime and Disorder This work will create a safer environment	Yes
Climate Change The introduction of a modern efficient lighting system will reduce energy use and reduce emissions by in excess of 140 Tonnes of CO2/annum).	Yes
Human Rights and Equality Impact	None
Safeguarding and Early Help	None
Other (please specify)	None

11. Appendices

- 11.1 Appendix 1 Tender Evaluation
11.2 Appendix 2 Cost and Funding Summary (Exempt Appendix – for members and relevant officers only)

12. Background Papers

- 12.1 None