



Cambridge City Council

To: Executive Councillor for Arts, Sport and Public Places
Report by: Steve Bagnall
Scrutiny committee: COMMUNITY SERVICES Jan 2013
Wards affected: None

Project Appraisal and Scrutiny Committee Recommendation

Project Name: Corn Exchange Improvements

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to recommend this scheme (which is not included in the Council's Capital & Revenue Project Plan) for approval by Council, subject to resources being available to fund the capital and revenue costs.
- The total cost of the project is £110,000 funded from Corn Exchange Repairs and Renewals Funds and a Capital Reserves bid awaiting approval.
- There are no ongoing revenue implications arising from the project.

Procurement recommendations:

- The Executive Councillor is asked to approve the carrying out and completion of the procurement of improvements to the main entrance of the Corn Exchange including new internal doors, the installation of external architectural lighting to the front façade and the installation of LCD advertising screens. Estimated total project cost £ 110,000.

- Subject to:
 - The permission from the Executive Councillor being sought before proceeding if the value exceeds the estimated contract by more than 15%.

1 Summary

1.1 The project

Target Dates:	
Start of procurement	February 2013
Award of Contract	May 2013
Start of project delivery	August 2013
Completion of project	September 2013

1.1 Anticipated Cost

Total Project Cost	£ 110,000
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£ 50,000 ¹	Bid reference C3054 part of Service Review AR9
Repairs & Renewals	£ 60,000	Corn Exchange Buildings R&R 27708 £ 45,000 Corn Exchange Equipment R&R 27710 £ 15,000
Developer Contributions	£ 0	
Other	£ 0	

Ongoing Revenue Cost

Year 1	£ 0	
Ongoing	£ 0	

¹ Forms part of a Corn Exchange and Guildhalls Capital Bid of £150,000

1.2 Procurement process

The project is likely to be divided into 4 elements

1. Design & Professional fees - £20,000
2. External Lighting £ 25,000
3. LCD screens £ 15,000
4. Main Entrance Lobby works £ 50,000

Items 1 – 3 will be procured after obtaining 3 written quotations responding to an appropriate specification. Item 4 will be subject to a formal invitation to tender to 4 candidates.

2 Project Appraisal & Procurement Report

2.1 Project Background

This project forms part of the ongoing Corn Exchange improvements plan and will significantly enhance the arrival experience for visitors to the venue.

The main entrance to the venue has not been upgraded since the major redevelopment 25 years ago. It is looking very tired and shabby. The project is divided into three main areas –

1. External lighting.

External lighting will be installed to enhance the architectural features and to create a sense of excitement for visitors when approaching the venue. The intention is that this will deliver a tasteful and subtle effect and energy efficient LED fittings will be used throughout to ensure carbon impact is kept to a minimum.

2. Entrance lobby improvements.

The two sets of wooden doors in the main entrance lobby will be replaced by glass doors. New lighting and floor coverings will be installed.

3. LCD advertising screens.

LCD screens will be installed in the lobby and in the ground floor external windows. All other poster frames will be removed, negating need for poster/printed matter to be displayed on the building frontage. Energy efficient screens will be specified to ensure carbon impact is kept to a minimum

Listed building consent has been obtained for this project. Ref: 12/0781/LBC.

2.2 Aims & objectives

The aim of this project are -

- To ensure that the Corn Exchange is maintained in a manner befitting its status as the premier arts and entertainment venue in the city.
- To provide a welcoming and inviting arrival experience for visitors.
- To provide a stylish and well-maintained venue that is attractive to conference and corporate event clients.
- To provide a flexible and contemporary means of promoting events, reducing the need for printed posters.
- To minimise any impact upon carbon footprint produced by these improvements to the building

2.3 Major issues for stakeholders & other departments

None

2.4 Summarise key risks associated with the project

Failure to invest in the appearance of the building and the customer experience of using the venue is likely to lead to damage to the Corn Exchanges reputation, declining ticket sales and a subsequent risk of failure to attract the kind of high profile artists that the venue is know for.

Corn Exchange Management are working to attract increased corporate and conference events to the venue. This is unlikely to succeed without an ongoing programme of building maintenance and improvements.

Both the external lighting and the LCD screens will add to the carbon footprint of the venue, although this will be partly offset by a reduction in use of printed posters. It is essential that the procurement and operation of these elements are carefully managed to be particularly mindful of this issue.

2.5 Financial implications

- a. Appraisal prepared on the following price base: 2012/13
- b. Specific grant funding conditions are: None
- c. Other comments: None

2.6 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works	20000	
Purchase of vehicles, plant & equipment	70000	
Professional / Consultants fees	20000	
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	110000	

(b) Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions		See Appendix B
Total Revenue Cost	0	

2.7 VAT implications

This work will be subject to VAT at the standard rate.

2.8 Environmental Implications

The external lighting and the LCD panel will increase use of energy add to the carbon footprint of the venue, although this will be partly offset by a reduction in the use of printed posters. All possible consideration will be given to ensure that the products chosen provide the lowest possible impact.

Climate Change impact – L	
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2.9 Other implications

None

2.10 Staff required to deliver the project

This project will largely be delivered via external contractors. Some planning input will be provided by the Corn Exchange technical team.

The procurement exercise will be run by the Corn Exchange technical team.

2.11 Dependency on other work or projects

None

2.12 Background Papers

None

2.13 Inspection of papers

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Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

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Make sure year headings match start date ...

	2012/13	2013/14	2014/15	2015/16	2016/17	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works		20,000				
Purchase of vehicles, plant & equipment		70,000				
Professional / Consultants fees		20,000				
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	0	110,000	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions						
R&R funding		60,000				£15000 27710 £45000 27708
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
Total Income	0	60,000	0	0	0	
Net Capital Bid	0	50,000	0	0	0	

