



Cambridge City Council

To: Executive Councillor for Planning and Climate Change –Tim Ward
Report by: Head of Specialist Services
Scrutiny committee: ENVIRONMENT 12/03/13
Wards affected: All

Project Appraisal and Scrutiny Committee Recommendation

Project Name:

Underground Investigations at Park Street Multi-storey Car Park

Recommendation/s

Financial recommendations –

- The Executive Councillor is asked to approve the commencement of this scheme, which is not included in the Council's Capital & Revenue Project Plan
 - The total cost of the project is £60,000 funded from Car Parks Structural and Equipment R&R budgets
 - 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 investigations into the feasibility of constructing an underground car park on the Park Street site.
- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.

- 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

To carry out physical drilling on the ground floor and sub-level of the car park, and to complete geo-technical testing (soils studies), hydrological testing (water impact), and environmental testing (chemical issues) to inform consideration of longer term options for the redevelopment of Park Street car park.

Target Dates:

Start of procurement	March 2013
Award of Contract	May 2013
Start of project delivery	May 2013
Completion of project	July 2013

1.2 Anticipated Cost

Total Project Cost	£ 60,000
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£60,000	Structural R&R - cost centre 27721 Equipment R&R- cost centre 23545
Developer Contributions	£	
Other	£	

Ongoing Revenue Cost

Year 1	£	
Ongoing	£	

1.3 Procurement process

External consultants who will also be required to assist with evaluation of the tender returns will prepare a specification for these works.

The Parking Services commercial projects team, with the support of the Architects Team, will carry out tender preparation and procurement in-house.

We will conduct a competitive open tender. Given the specialist nature of some of the work, we are looking to approach a specialist Testing House that will coordinate and subcontract the different elements of the project.

2 Project Appraisal & Procurement Report

2.1 Project Background

The Council is currently considering options for the future of Park Street multi-storey car park. One of the recommendations that follows from the committee report in June 2012 is to conduct investigations into the feasibility of constructing an underground car park on the current site. This will require:

- Specialist advice to specify the precise investigatory work needed, and which will obviate the need for further extensive investigatory works further down the line.
- Technical supervision of the work and on-site management
- Analysis and reporting on the findings by a specialist testing house and
- Temporary relocation costs – (cycle parking, signage, disabled parking) during the intrusive drilling works.

The project will require approximately two weeks from contract award to organise coming on site, and to manage relocation work for cycle parking and to notify other affected parties. The works will take 3-6 weeks and then analysis and reporting a further 4-6 weeks.

2.2 Aims & objectives

The project will contribute to understanding and assessing the longer-term options for the car park, and thereby for protecting potential future revenue streams to the Council from its car parking asset.

It will contribute to ensuring that Cambridge remains a city, which draws inspiration from its iconic historic centre and achieves a sense of place in all of its parts with generous urban open spaces and well-designed buildings

2.3 Major issues for stakeholders & other departments

It is recognised that some disruption to normal operations and ground floor users is inevitable throughout this project.

- **Car Park Users.** Cycle parking, disabled parking, motorcycle parking and car club spaces are all located on the ground floor. To minimise inconvenience to users it is proposed to plan the works to ensure that disruptions to capacity are phased, and to relocate some of these services to other parts of the car park as far as is practically and safely possible.
- **Local businesses, and regular users** will be kept informed and consulted about changes and disruption to the operations, and
- **Local residents** will be informed of the work and the possibility of any inconvenience it may cause.

The specific logistics and method statements about managing the works in an operational car park will be critical factors in selecting the successful contractor to manage the works.

2.4 Summarise key risks associated with the project

The key risks the project aims to mitigate are:

- Risks to the safe use of the car park by customers
- Loss of car parking revenue from closure of the car park or parts of the car park
- Incomplete information on which to base longer-term investment decisions.
- Limited access and reduced customer service as a result of closing part of the ground floor for drilling works

Risks involved in delivery of the project and risks that might occur if the project does not take place are:

- Incomplete consideration and understanding of the business case for the future development of the Park Street site.

2.5 Financial implications

Appraisal prepared on the following price base: 2013/14

2.6 Capital & Revenue costs

(a) Capital	£	Comments
Building contractor / works ,	33,000	Estimates for geotechnical and environmental testing
Hydrogeological works	17,000	Estimates for survey and report and laboratory testing
Professional / Consultants fees	10,000	External consultancy to prepare specification and support procurement, assess risk, and project management. In-house costs to include CDM, procurement support and contract preparation
IT Hardware/Software		
Other capital expenditure		
Total Capital Cost	60,000	

(b) Revenue	£	Comments
Maintenance		
R&R Contribution	0	
Total Revenue Cost	0	

2.7 VAT implications

There are no VAT implications

2.8 Environmental Implications

Climate Change impact	Nil
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2.9 Other implications

There is a differential impact in relation to Equalities arising from this project for the duration of the on-site drilling, when ground-floor parking for blue badge holders will be reduced or unavailable.

Health and Safety issues involved in drilling lots of holes 30m down, and cutting out sections of the ground floor for analysis means that the ground floor will be largely inaccessible.

The loss of this space during the works will also impact on the availability of ground floor cycle-parking, motorcycle parking, and on the space designated for car club parking.

Consideration will be made to relocate bicycles and motorcycles to upper levels of the car park and existing areas around the works on the ground floor. Consideration will also be taken into account for alternative Blue Badge parking on other levels of the car park and in disabled parking spaces on Round Church Street

There maybe noise implications during the drilling works. Once the successful contractor has been appointed further discussions will be undertaken to understand the full implications of these drilling works and preventative measures will be considered to keep noise to a minimum.

2.10 Staff required to deliver the project

Internal project team resources will be required to deliver this project in the relation to project management, CDM, procurement support and contract preparation.

External resources required have been included in the financial table above

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

DOUBLE CLICK TO ACTIVATE THE SPREADSHEET
Make sure year headings match start date ...

	2012/13	2013/14	2014/15	2015/16	2016/17	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works		33,000				
Specialist Hydrological surveys and testing/analysis		17,000				
Professional / Consultants fees		10,000				
Other capital expenditure:						
Total Capital cost	0	60,000	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions						
R&R funding		60,000				27721/23545
Earmarked Funds						
Existing capital programme funding		0	0	0		
Revenue contributions						
Total Income	0	60,000	0	0	0	
Net Capital Bid	0	0	0	0	0	Must agree to 1.2 above

