



## Cambridge City Council

**To:** Executive Councillor for Planning and Climate Change  
**Report by:** Head of Specialist Services  
**Scrutiny committee:** ENVIRONMENT 12/03/2013  
**Wards affected:** All

### **Project Appraisal and Scrutiny Committee Recommendation**

#### **Project Name:**

**Programme of Holding Repairs to Park Street Multi-storey Car Park**

#### **Recommendation/s**

##### **Financial recommendations –**

- The Executive Councillor is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (C3091).
  - The total cost of the project is estimated to be £200,000 over three years, funded from Structural and Equipment R&R funds.
  - 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 essential structural repairs to the car park structure, repairs to the car parks impact barriers, drainage repairs and including associated specialist technical and project management support to specify and supervise the repair works over the next three years to the value of £200,000.
- 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 a three-year programme of essential structural repairs to the car park structure, repairs to the car parks impact barriers, and drainage repairs, including associated specialist technical and tendering support and supervision.**

Target Dates:

Start of procurement	April 2013
Award of Contract	June 2013
Start of project delivery	August 2013
Completion of project	March 2016

### 1.2 Anticipated Cost

Total Project Cost	£ 200,000
--------------------	-----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	
Repairs & Renewals	£200,000	Structural R&R - cost centre 27721 Equipment R&R- cost centre 23545
Developer Contributions	£	
Other	£	

### Ongoing Revenue Cost

Year 1	£0	
Ongoing	£0	

### 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.

Tender preparation and procurement will be carried out in-house by the Parking Services commercial projects team, with the support of Paul Marshall in the Architects Team.

## 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, which is now 50 years old. To ensure its safe operation, provide a safe environment to the public and officers of the Council, and protect future income streams until redevelopment is implemented in 2015/16, essential structural and safety repairs will be required over the next three years. A programme of works of £100,000 in 2013/14, £50,000 in 2014/15 and £50,000 in 2015/16 has been drawn up, and a specialist contractor is required to complete and manage the required works. Specialist help is required to specify and evaluate the procurement. It is anticipated that the essential works will be the minimum requirements in year 1 to ensure continued operations and ongoing holding repairs and evaluations will be necessary in years 2 and 3.

The priority works in the project will focus on carrying out essential structural repairs to the concrete and steel structure, to replace, or strengthen vehicle impact barriers throughout the car park, and address drainage problems. Annual inspections will review the precise programme for subsequent years.

## 2.2 Aims & objectives

The project will improve the safety of the current parking facilities and extend the useful life of the car park, thereby protecting potential future revenue streams to the Council from car parking.

It will contribute to ensuring that all customers have an entirely satisfactory experience of using the Council's services.

## 2.3 Major issues for stakeholders & other departments

It is recognised that the successful management and continued operation of substantial part of the car park throughout the refurbishment is a key objective, but that some disruption to normal operations is inevitable throughout this project.

- **Car Park Users.** To minimise inconvenience to users it is proposed to plan the works to ensure that disruptions to capacity are phased.
- **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 operating car park will be critical factors in selecting the successful contractor to manage the works. It is also recognised that there will be no ideal time to commence these works. However, the project delivery will have to be sensitive to the business needs at all times, and particularly in the Autumn/Christmas peak periods.

## 2.4 Summarise key risks associated with the project

The key risks the project aims to mitigate are

- Loss of car parking revenue from closure of the car park or parts of the car park
- Safe management of the repairs in an operational car park
- Disruption to users of the car park as a result of the repair works

Risks involved that might occur if the project does not take place are:

- Closure of the car park or parts of the car park on safety grounds before a redevelopment of the car park can be determined and implemented
- Loss of car parking revenue

To alleviate these potential risks, works will not be conducted around peak periods and where possible any closure of levels will be limited to allow the car park to remain as operational as possible.

## 2.5 Financial implications

Appraisal prepared on the following price base: 2013/14

Until discussions with the successfully appointed contractor can be held, exact implications concerning any loss of revenue as a result of closure of parking levels cannot be determined at this time.

## 2.6 Capital & Revenue costs

<b>(a) Capital</b>	<b>£</b>	<b>Comments</b>
Building contractor / works	175,000	Concrete repairs, barrier replacement and /or strengthening, and works to drainage system
Purchase of vehicles, plant & equipment		
Professional / Consultants fees	25,000	External consultancy to prepare specification and support procurement, carry out structural review, assess risk, prioritise works and project manage. In-house costs to include CDM, procurement support and contract preparation
IT Hardware/Software		
Other capital expenditure		
<b>Total Capital Cost</b>	<b>200,000</b>	

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

## 2.7 VAT implications

There are no VAT implications

## 2.8 Environmental Implications

Climate Change impact	none
-----------------------	------

## 2.9 Other implications

These works will contribute to improving community safety, by reducing the risks of damage and deterioration of the car park structure.

Alternative arrangements for Blue Badge parking on other levels of the car park and nearby on the street will be considered, alongside facilities within the other city centre car parks that can accommodate Blue Badge holders.

## 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, Construction Design Management, procurement support and contract preparation.

External resources required have been included in the financial table above with the consultant being involved for the duration of the project.

**2.11 Dependency on other work or projects**

None

**2.12 Background Papers**

Environment Scrutiny Committee report (26 June 2012) on the future of Park Street car park

**2.13 Inspection of papers**

Author's Name	Paul Necus
Author's phone No.	01223 - 458510
Author's e-mail:	Paul.necus@cambridge.gov.uk
Date prepared:	31 January 2013

## Capital Project Appraisal - Capital costs &amp; 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
	£	£	£	£	£	
<b>Capital Costs</b>						
Building contractor / works		85,000	45,000	45,000		
Purchase of vehicles, plant & equipment						
Professional / Consultants fees		15,000	5,000	5,000		
Other capital expenditure:						
<b>Total Capital cost</b>	<b>0</b>	<b>100,000</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	
<b>Capital Income / Funding</b>						
Government Grant						
Developer Contributions						
R&R funding		100,000	50,000	50,000		27721/23545
Earmarked Funds						
Existing capital programme funding						
Revenue contributions						
<b>Total Income</b>	<b>0</b>	<b>100,000</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	
<b>Net Capital Bid</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



