



To: Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe

Report by: Sean Cleary, Commercial Operations Manager

Relevant scrutiny committee: Environment Scrutiny Committee  
17/1/2017

Wards affected: All wards

### **Grand Arcade deck coating and drainage repairs/replacement**

#### **Key Decision**

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**It is recommended that the committee resolves to exclude the press and public during any discussion on the exempt appendix to the report by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as it contains commercially sensitive information.**

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#### **1. Executive summary**

The Executive Councillor is asked to approve a project to procure and award a contract, subject to budget approval, to replace the worn deck coating on the outside exposed parking decks and review and upgrade the drainage system at the Grand Arcade car park.

#### **2. Recommendations**

The Executive Councillor is recommended:

2.1 To approve the carrying out the procurement and contract award for a project to review and upgrade the drainage system and replace the worn deck coating at the Grand Arcade car parks.

Drainage system improvements and new deck coating work is to be funded as part of an overall capital bid of £1.4 million. This is so as to meet these and other proposed works at the multi storey car parks in 2017/18.

2.2 Subject to: If the quotation or tender sum exceeds the estimated contract value by more than 10% then the permission of the Executive Councillor and Strategic Director will be sought prior to proceeding.

### 3. Background

The Grand Arcade car park is now coming up to 10 years old. It is recognised that deck coating has a life expectancy of approx. 10 years and as a result of higher than average usage the deck coating now needs urgent replacement. There is also a requirement to review the existing drainage at this car park and to action repairs and/or replacements to ensure it remains fully operational.

The works required are:

- a) to replace the waterproof deck coating
- b) to conduct repairs and/or replacements works to the existing drainage

This is to prevent water ingress into the structure and protect the long term operations of the car park. Failure to do this will result in corrosion and possible structural weakening caused by water pooling and subsequent water ingress, both of which could result in the open areas of the car park needing to be closed for prolonged periods. The new deck coating system will be required to cover or seal the new or improved drainage and therefore these 2 projects have been amalgamated.

Carrying out these works will ensure we maintain revenue streams to the Council, accessibility to the historic city centre core and meet our lease obligations as part of our operational deliverables of this car park.

Investigative works are continuing to establish exactly the extent of the drainage repairs and their associated costs.

Litigation has been explored and discounted on advice from specialist construction solicitors

### 4. Implications

#### (a) **Financial Implications**

The funding for these projects is to be funded as part of an overall capital bid of £1.4 million. This is so as to meet these and other proposed works at the multi storey car parks in 2017/18.

The financial implications are set out in the separate parking services appendix 1

These costs are based upon initial estimates from works specialists. Accurate costs will be known when quotes have been received from suppliers as part of the procurement exercise.

The new deck coating will be expected to last up to 10 years therefore protecting both revenue and reputation to the Council

Failure to carry out the works will result in localised flooding and pooling of water resulting in water ingress into the structure. Over time this could result in the Council being responsible for expensive structural repairs.

There are no adverse VAT implications for undertaking the works at the Grand Arcade Car Park

(b) **Staffing Implications**

Parking services staff to oversee the project and ensure the car parks remains safely operational during on-site works. Procurement will be handled through an existing framework contract and that will be coordinated through the project delivery team.

(c) **Equality and Poverty Implications**

An equality impact assessment has been completed.

The replacement of the deck coating and drainage work will ensure there is no standing water/ice in the car park and therefore allow all residents and visitors alike to use the car park as safely as possible. With the repairs to the deck membrane on level 2 of the Grand Arcade car park this may affect the disabled bays whilst works are taking place.

Sufficient disabled parking will be made available by ensuring the bays in the annex car park are open and if necessary temporary bays are created for the duration of the works.

(d) **Environmental Implications**

Confirmation has been received from the climate change officer that the climate change rating for this project is NIL

(e) **Procurement**

Procurement will be handled through an existing framework contract and that will be coordinated through the project delivery team

(f) **Consultation and communication**

The will not be a formal consultation.

The Grand Arcade shopping centre will be approached and kept updated as project continues. Members of the public will be advised by notices on the website and signs in the car parks

(g) **Community Safety**

N/A

**5. Background papers**

An equality impact assessment has been completed.

**6. Appendices**

The financial implications are set out in the separate confidential parking services appendix 1

**7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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