



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 and Queen Anne Terrace Car Parks Sprinkler System 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 sprinkler systems located in the underground levels of the Grand Arcade annex and the basement of the Queen Anne Terrace 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 replace the sprinkler systems in the underground parking levels at the Grand Arcade and Queen Anne Terrace car parks. Funding for these works is 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 current sprinkler systems installed in the car parks are 30-40 years old respectively. It is known that sprinkler systems have significant problems with corrosion after 12 years and the expected end of life is usually 25 years.

Given the systems are between 5yrs and 15yrs past their lifespan they are at risk of a complete failure or being deemed unsafe. If this was to occur then it is very likely that health and safety would be compromised and the underground parking levels would have to be closed. This would result in a reduction in income and reputational damage to the council.

### **4. Implications**

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

These works are 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.

Advice has been given by a sprinkler specialist; however, at this time we do not know accurate costs until quotes have been received from suppliers and as part of the procurement exercise.

Costs relating to repair and replacement of parts have been increasing and we have seen incidences of flooding due to corroded pipes bursting. Failure of the existing sprinkler systems would necessitate closures of parking decks with associated potential loss of income

A repair programme is financially unviable and replacement has been recommended by a sprinkler specialist company. A new sprinkler system would result in significantly reduced costs against ongoing repairs and maintenance.

There are no adverse VAT implications for undertaking the works at either the Grand Arcade Car Park or Queen Anne Terrace Car Park.

#### **(b) Staffing Implications**

Parking services staffs to manage the project and ensure the car parks remain safe and operational during on-site works

Procurement will be handled through a corporate contract and therefore the existing contractor will obtain quotes and arrange the works contractor. The Council's contract manager will oversee this process.

(c) **Equality and Poverty Implications**

An equality impact assessment has been completed.

The replacement of the sprinkler system will ensure all groups have adequate fire management whilst using the car parks and therefore no adverse implications have been identified

(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 carried out through an existing corporate contract for fire system maintenance which allows for projects to be arranged through the main contract.

(f) **Consultation and communication**

The will not be a formal consultation.

Stakeholders such as Grand Arcade shopping centre, City Hotel, Kelsey Kerridge & Parkside Pools will be approached individually 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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