

ADENDA ITEM 10i

General Manager's Overview

MONTHLY REPORT JULY/AUGUST 23
Council Project based Summary

Guildhall Refurbishment

Project update:

- Capital programme completion agreed for the end November 23, aligned with the Town Hall main contract.
- Detailed discussions are ongoing between TTC/THT to agree an approach and facilitate a transfer of arrangements, for the interim operational arrangements which will run from 6th October 23 until end March 25. This includes TTC taking on booking arrangements, website and operating the Interpretation Centre, implementing a pricing schedule, making amendments to infrastructure (e.g. CCTV, door suiting), reviewing operational procedures and emergency action plans and liaising with stakeholders and heritage organisations specific to expectations/arrangements for approved purposes initiatives during this interim operating period.

Market Road retaining wall

Project update:

- This contract was let to AD Williams for the sum of £286,533.00.
- Members will be aware of the challenges relating to the delivery of this project but week commencing 31st July, 7th August and 14th August, with suitable weather conditions to secure a seal on the cofferdam and carry out the below water void and pointing works, this contract will be completed in full to scope and within budget.
- In addition to the above, within the contingent sums, a further 55linear metres of vegetation clearance has been undertaken, with large tree stumps removed from the wall with associated repairs above road level, and an additional 97m² of repointing carried out further downstream within the FRAP application zone. The additional works will be completed by the end of September with the cofferdam being removed on 25th September.
- As part of this contract, highway reinstatement above the main void is required and has led to an amendment of the contract the address the issues regarding the existing road surface and inability to enforce the highway due to wear of the line marking (see below).

Market Road resurfacing works

Project update:

- Due to the reasons articulated in the report submitted to Council on 29th August 2023, alternative methods for project delivery have been actioned specific to Market Road resurfacing. A meeting has been arranged with the specialist sub-contractor appointed to resurface areas affected by the Market Rd retaining wall contract, to be held on 13th September, to discuss options around scheduling of the works.
- Market Rd has been surveyed in its entirety and 344m² of resurfacing has been identified to bring the highway back to a satisfactory condition for the short to medium term. This also includes reline-marking so that the road is enforceable by DCC Civil Enforcement Officers, to mitigate the current practice of parking outside of regulated hours. These works are scheduled for week commencing 2nd October, with a contract duration, including road closures, for up to 5 days.
- In addition to the above, 4LM of damaged retaining wall, opposite Butchers Hall is being rebuilt mid-October.

Guildhall toilets provision

Project update:

- A detailed quotation for the refurbishment of the Guildhall toilets has been sent to WDBC in early August for their consideration, awaiting a reply. This will form the basis of discussions/negotiations around shared funding specific to facilitating the potential transfer of the asset.

Town Hall external works

Project update:

- The contract was let to RM Builders for the sum of £225,834.86 with a completion date 29th September 23.
- The project is running to programme on the original scope of works specific to re-pointing with 95% of the front elevation and chimneys completed. A full remeasure, which was agreed post scaffold erection, for stone replacement and plastic repairs has been carried out and new contract drawings issued. There has been a slight delay in sourcing the appropriate sampling mix for the plastic repairs, but two samples have now been approved and the plastic repairs to the Hurdwick stone started week commencing 4th September.
- Good progress has also been made regarding the refurbishment of the windows/louvres in-house and the target to remove the majority of the scaffolding on the front elevation before Goose Fair is still on schedule.

- Additional spend has been authorised at the Special Meeting of Council on 29th August, which includes a further 306m² of repointing and 16m² of plastic repairs, primarily to the tower which requires scaffolding design/modification, as well as provisional sums for lead work and door replacement. The implications of this significant variation means that the scaffolding in front of the main entrance doors, along the side elevation, which wraps to the rear of the Mayors Parlour will remain in-situ until the end of November.

Bannawell play provision

Project update:

- The grant application for S106 funding has been approved and the contract has now been let to Wicksteed Leisure.
- The Council are undertaking site preparatory works in September. A pre-start meeting will be scheduled with Wicksteed leisure for end September/early October with a start date for installation anticipated for mid to end October 23.
- Discussions are still on-going with DCC re: drainage/flooding issues.

Museum Structural Works

Project update:

- The contract was let to AD Williams for the sum of £59,984.00 plus contingencies.
- The main contract scope of works has now been completed to budget with only a slight programme overrun due to complications when undertaking the piling for the temporary works.
- Additional spend has been authorised at the Special Meeting of Council on 29th August, which includes making good wall surfaces arising from structural stitching using Helifix bars on the first floor wall, installing the ground floor arched head sash window and associated modifications, carrying out lathe and plaster ceiling replacement (disturbed from the original scoped works), carrying out first floor joist end repairs and reinstating all lime plaster masonry substrates previously disturbed due to dry rot investigations.
- The above additional works have started with a completion date scheduled for the end of November 23, primarily due to drying time required in-between the various phases of lime plaster reinstatement. Prices are also being sought for room redecoration and carpeting (to be funded by others).

Operational Update

- Positive meetings have been held with WDBC specific to reducing the cost of the waste contract for Goose Fair. Also, on 6th September Devon Emergency Planning Partnership, requested by and held at WDBC offices, facilitated a scenario-

July/August 23

General Manager

based workshop specific to Goose Fair for TTC, WDBC and the emergency services which was a very useful exercise. Arising from this TTC/WDBC are amending some operational processes as a positive intervention prior to the event in 2023.

- Discussions are ongoing regarding the approach to rectify resin degradation in Guildhall car-park on 5 bays, where there is a 10-year warranty, meeting arranged for 14th September.
- Ongoing discussions are being held with BID regarding Christmas lights budgeting/scheduling and Dickensian Evening arrangements.

Yours Sincerely



Wayne R. C. Southall MBA (Open) BEng (Hons) Dip NEBOSH
General Manager