

**ADENDA ITEM 9i****General Manager's Overview****MONTHLY REPORT****March/April 21****Council Project based Summary****Cost Code 903 5212 THI Guildhall Public Realm**

Contract has been let to RM Builders for a value of £267,375.96 plus vat with an overall contract figure of £285,000 including professional fees.

An extension of time was granted until the 31<sup>st</sup> March 2021 due to delays caused by adverse weather conditions need to be dry and temperatures need to be 5 degrees plus for a period of 48hrs to lay the resin bonded materials. Unfortunately, due to a further cold spell it has been decided not to risk laying the 'arcadia' finish resin road surface.

On top of the difficulties relating to weather conditions preventing the laying of the resin, the four parking bays which were laid last (closest to the Guildhall complex) have a greater plum pigmentation than the other bays (as they have moved on to another outcrop). These four bays have not been accepted by the client and the client and RM Builders are in discussions with the sub-contractor specialists and suppliers regarding options/solutions to deal with this issue. Either way, the cost of rectification to those four bays will be met by others.

The client has also rejected the architect's floor light product specification. Discussions have been ongoing for several weeks, which has included several light tests to try and identify a suitable solution with products that are readily available and fit for purpose for the planned environment. This will have financial implications circa 6K.

No further progress has been made with securing a date for the completion of utilities connection modifications (water), and associated pavement extension, which is outside of the control of the principal contractor. This will not affect the opening of the car-park or the usage of the designated areas.

All further remaining parts of the contract have been completed and signed off and the final account has been agreed for draw down of and closure of the Tavistock Townscape Heritage Initiative grant funding. For context, re: timings, the resin and light installation, when a solution has been agreed, is 4 working days of site work.

Discussions have been held with RM Builders regarding reinstating as part of this contract the resurfacing works around the Guildhall toilets, which were removed due to the value engineering exercise. This means that there would be a further early impact on the property maintenance budget IRO 12K to complete these works, on top of the additional lighting costs. With a surplus of granite from the original contract and tarmacadam surfaces patchy around this area due to services trenching, it feels appropriate to upgrade this facility, in recognition of the imminent opening of the Guildhall complex, acknowledging that the toilet provision itself is visually far more open plan with the re-landscaping modifications within the Guildhall car-park.

### ***Cost Code 109 4823 Guildhall Refurbishment***

The contract has been let to RM Builders for a contract value of £1,458,695 + VAT including £64,477 contingency.

There have been on-going meetings during this period which range from capital, to steering group, to interpretation, and bespoke meetings which are distinct from the main build contract regarding shop fit out, audio visual installation and courtroom joinery refurbishment.

As previously reported the main build critical path for completion has been impacted with the reliance on Wales and West Utilities connecting the gas supply and SSE connecting the meter. The utilities company did attend site on the 7<sup>th</sup> April but did not return to complete the gas connection until 19<sup>th</sup> April. Therefore, due to the cold spell reported previously above, progress has been limited regarding the capability to redecorate on the lower ground floor and first floor and the contractor has not been able to lay the engineering board flooring in the VIC, learning space and courtroom. It is hopeful that the gas meter will be installed shortly and SSE are continually being chased now that the gas has been connected. The programme of works is expected to be 4 weeks from heating being turned on.

An operational walkthrough meeting with THT is planned at the point the principal contract is completed.

### ***Butchers Hall external works***

An agreement has been reached regarding specification and costs between the client and AD Williams, which is a robust solution regarding rectification of water ingress issues as previously reported.

Scaffolding has been erected and all previously decorated areas have been rubbed down and prepared for redecoration. All material are on site for the clearstory window modifications and materials have been ordered for the additional RWGs. The contractor is awaiting the delivery of paint before further works can continue and works to Butchers Hall are expected to be completed by mid-May.

The programming of these works have no impact of planned events within the property. All works are being inspected and signed off by the client and any negotiations are being arranged between client and contractor direct.

### ***Town Hall external works***

As previously reported, there has been significant issues regarding water ingress within the Town Hall, primarily on the elevation relating to the tower and Mayors Parlour. A specification is being prepared with an architect which will be an incremental approach to rectification, recognising that budgets are limited and no money has been currently allocated to this project.

The internal deterioration to the plasterwork has been significant in areas which will require rectification post completion of the enveloping works. The enveloping works are targeted for completion prior to reopening of the facility.

### ***Community based Summary***

Arrangements have been agreed with partners specific to Britain in Bloom and hanging baskets for 2021.

TTC continue to work in partnership with Tavistock Community Gardeners specific to rewilding initiatives and have agreed a proposal along the canal bank in the Meadows.

Discussions have been held with community groups specific to recycling initiatives and skate-park provisions.

On-going discussions are being held with WDBC around the Guildhall toilets provision. A report will be brought to the next Budget and Policy Committee.

Members will be aware of the extensive discussions regarding the town centre reopening. On 12<sup>th</sup> April TTC installed temporary widened walkways in Brook Street, adjacent to the churchyard and adjacent to Cornmarket building. The rationale for the identification of these specific locations has been previously explained to Council.

TTC continue to work closely with BID regarding other town centre initiatives, e.g. signage/sanitiser units/advertising & promotion

### **Operational Update**

- There have been numerous meetings to ensure the safe and effective opening of Pannier Market/Butchers Hall which was implemented on 13<sup>th</sup> April and there have been preliminary discussions around how the Town Hall can operate post July 2021 if such aspects as social distancing are required, especially pertaining to bar led functions.
- A draft forward maintenance register is being compiled over the next 6 weeks which will align with the Council processes specific to property services and statutory responsibilities (75% complete).
- The Commercial and Community Service Plan for 2021/22, with particular focus on rebooting the Council services: market and events activities and depot provision, and partnership activities with THT (Guildhall Complex opening and operational implications), BID and others, aligned with the principles of the COVID-19 road map will be submitted at the next Budget and Policy Committee.

Yours Sincerely



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