

## **AGENDA ITEM NO'S 5&7 REFER**

### **TAVISTOCK TOWN COUNCIL BUDGET AND POLICY COMMITTEE 20<sup>TH</sup> APRIL 2018**

#### **TENDER SUMMARY CAPITAL PROGRAMME**

#### **NOTE FOR THE REASONS OUTLINED IN PARA 2.4 THIS REPORT ALSO RELATES TO ITEM 7 AS LISTED ON THE AGENDA**

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#### **1. INTRODUCTION**

- 1.1 Members will recall their recent decision to reallocate existing committed budgets and contract underspends to allow for the delivery of internal improvements within the Pannier Market and to improve play facilities within the Meadows.
- 1.2 The report identified the need to resurface areas of the play equipment within the Meadows with wetpour, which included around the trampoline, the cradle swing outside the toddler area, the rotabounce, hurricane swing, cable runway and the whole area within the fenced toddler section aswell as installing two French drain style soakaways. The budget allocated for this was £50,000 plus VAT.
- 1.3 The opportunity capital investment recommended within the Pannier Market to be undertaken during the Tavistock Heritage Initiative (THI) enveloping improvements (e.g. re-roofing, replacement of rwgs etc) between January and April 2018, included the installation of lighting comparable to what had been installed within the Butchers Hall, improvements to the heating including servicing the existing system, installing new along the south side and east, installing bumper fans to improve air circulation, refurbish the existing toilets, relocation of the office space to the rear of Pannier Market and enclosure of Bobs Café. The budget allocated for this was £159,000 inclusive VAT achieved from savings on other projects.
- 1.4 Members will also be aware that the public realm enhancements around the Pannier Market perimeter as part of the THI programme and the Molly Owen Centre conversion works and repairs to building fabric to make the building watertight and create a vehicle entrance were out to tender.
- 1.5 *Please Note: All tender documentation plans relating to the above are available for inspection in Council Chamber, by appointment in*

General Manager's Office and/or are on [www.tavistock.gov.uk](http://www.tavistock.gov.uk). Also If you wish to discuss any of the content then the General Manager is available by appointment.

## 2. CURRENT POSITION

2.1 Meadows play facilities: A minimum of three comparable quotes were sought to deliver works described in 1.2. The contract has been let to Mant Leisure for £47,979 plus VAT based on price and value for money. Confirmed start date 30<sup>th</sup> April, remaining on site until completion, estimated 3 week contract programme.

2.2 Pannier Market Internal Improvements:

2.2.1 Bobs café and office relocation: Changes in opinion and negotiations in April from the existing tenant have led to a situation where this project is no longer a viable option and therefore was withdrawn from the capital programme. Note: to deliver these works an accurate budget figure is £58,000 plus VAT.

2.2.2 WCs refurbishment works: Tender return date was 10<sup>th</sup> April. Three tenders received. Preferred tender was RM Builders for sum of £72,626.49 plus VAT. Value engineering exercise was undertaken and the contract was let to RM Builders on 13<sup>th</sup> April for £59,206.03 plus VAT. Start date 23<sup>rd</sup> April, completion date 12<sup>th</sup> May.

2.2.3 Heating Contract: As reported at last Full Council, three tenders had been received and due diligence/value engineering was being undertaken. The contract was let to Nationwide Heating for £18,457.93 plus VAT. Start date 10<sup>th</sup> April, completion date 2<sup>nd</sup> May. Please note: There is a variation to the contract of an additional £6,603.87 plus VAT funded from property maintenance budget due to removal of 2.2.1 to allow for gas heating to be installed to the rear of Pannier Market.

2.2.4 Electrical contract (lighting and heating): As reported at last Full Council, The electrical contract to install new lighting and bumper fans for the heating system within Pannier Market was let to Farnham Electrical Contractors. The original tender received which identified all desirable works internally/externally within Pannier market and elements attributable to Item 2.2.1 was £102,000 plus VAT. After due diligence and value engineering the contract was let for £31,564.12 plus VAT with a completion date of 11<sup>th</sup> May. *Please Note TTC purchased the Thorn lighting units direct from Edmundson-Walsall for £25,052.49 plus VAT.*

- 2.3 Molly Owen Centre: Budget is £90,000. Advertised on Contract Finder. All tenders documents are available for perusal on [www.tavistock.gov.uk](http://www.tavistock.gov.uk) with a tender return date of 27<sup>th</sup> April.
- 2.4 Public Realm Enhancements Pannier Market: Tender return date was 17<sup>th</sup> April. Only two returns were received which were significantly above budget (<100%) combining THI contribution and landlord allocation. Due diligence was undertaken to reduce the lowest tender to attempt to achieve the desired outcomes within budget, without jeopardising the overall principles of the agreed scheme. After consultation with HLF Monitor, HLF Project Manager, Architect, tender panel and Town Clerk it has been agreed that the project will be retendered to ensure that value for money is achieved. This will most likely mean that the works will now be scheduled for after the summer period in October/November. Due to the concerns around original budget accuracy by LDA Design a pre tender budget estimate will also be undertaken for the Guildhall car-park in this period to ensure that both projects are viable and deliverable. Interested parties will be advised accordingly.

### **3. CONCLUSION**

- 3.1 With the above incorporated, I am pleased to report that the Pannier Market THI enveloping improvement works has been delivered within budget and programme. There is anticipated to be an underspend of £50,000 on the overall contract of £551,589.49 with the intention that the HLF contribution and landlord contribution of underspend can be re-directed to public realm contract. The contract completion externally is 27<sup>th</sup> April where all scaffolding will be removed.
- 3.2 On completion of the internal works above, traders have been notified that they can re-set up from 13<sup>th</sup> – 17<sup>th</sup> May with trading recommencing in Pannier Market on 18<sup>th</sup> May.

### **4. RECOMMENDATION**

- 4.1 That Council approve the re-tendering of the Public Realm Contract Para 2.4 above refers.

**WAYNE SOUTHALL  
GENERAL MANAGER  
20/04/18**