

Title:	Multi Storey Car Park Refurbishment & Improvement
Portfolio holders:	Councillor Graham Payne- Leader
Reporting officer:	Ian Gallin (Corporate Director)
Key Decision:	Yes

Purpose

The purpose of this report is to:

- Agree the approach and scope of works for the multi storey car park project.
- Agree the approach to temporary car parking which will need to be in place whilst the multi storey car park project is in progress.
- Note the likely financial implications and request a final report to be provided for approval by April Cabinet.

Background

The multi storey car park project:

- Was approved by Cabinet in November.
- Is included in the draft budget for 2008-09.
- Is currently out to tender with returns due back a few days before this meeting.

The scope of the works can range between:

- essential health and safety works, and
- complete refurbishment.

Three levels of scheme have been identified for the purpose of receiving and evaluating tenders. These are set out in more detail in confidential appendix 1 .

This will be sent to you separately. The levels are:

- Minimum scheme – health and safety and structural works including resurfacing and waterproofing the top deck.
- Intermediate scheme – in addition CCTV, some lighting improvements, painting and other improvements to stair wells, cleaning and some other painting.
- Maximum scheme – in addition complete re-painting scheme, new lighting scheme and resurfacing all decks.

Having now completed a structural survey, and considered the full impact of the scheme, it is apparent that the total cost may exceed the available budget.

The costs that will be incurred are not just those of the works. There is also a potentially major impact on the business of the Castle Place Leisure Centre, and the contract with DC Leisure, together with the cost of temporary car parking.

The right way to provide temporary car parking depends on the way in which the car park works will be carried out and the methods employed by the chosen contractor. Also relevant is the amount of car parking spare capacity elsewhere in the town and the timing of other regeneration projects that will affect this capacity.

A search has been made of potential temporary car parking sites on undeveloped land. This has been made difficult by the expectations of the various developers with an unprecedented level of interest and expectation for development on vacant brown field sites.

Issues

It is becoming increasingly apparent that to minimise the disruption to car parking and to provide best value for money the intermediate scheme is the right way forward with closure of up to half the car park at any one time to facilitate these works.

Other alternatives include:

- limit the scope of the works to minimise disruption;
- extend the works over a longer period of time but to just work at weekends.

An evaluation of these options is set out in confidential Appendix 2.

To ensure that there is sufficient car parking in the town the following approaches are potentially available and arrangements are in hand to bring these forward:

- Use the County Council car parks as overflow car parks at weekends.
- Avoid Court Street car park being used for redevelopment until the multi storey car park works are complete.
- Improve signage for car parks so that the public are clear where overflow car parking can be found.
- Use a vacant town centre site for public parking at no cost to the public for the duration of the works.

A table summarising surplus car park capacity and displacement is attached as Appendix 3. Because it contains some site sensitive legal and commercial information, for the time being, this appendix is confidential.

The intermediate project, with the preferred scope of works, would involve up to 225 car park spaces (half the multi storey car park capacity) being lost for two or three months. The temporary car park provision would result in this scheme leaving no net shortfall for the duration of the works.

Risk Assessment Implications

This is a complex project with financial and reputational risks for the Council.

- Not carrying out the works would lead to increasing concerns about health and safety as well as deterioration of the car park structure.
- A replacement of the multi storey car park would involve more disruption and cost up to ten times the cost of refurbishment.
- The contract for the works will need to be managed effectively to ensure the tender sum is complied with and any additional works kept to a minimum. The survey work carried out in advance of issuing the tender documents minimises this risk.
- Temporary car parking is complex to arrange and needs to be well planned and publicised. A further report in April will confirm the arrangements.
- The impact on the leisure facility will be kept to a minimum by carefully planning the works and providing good publicity for the users of the leisure facility. Public access will be maintained at all times during normal opening hours. A package of measures for the users will also be organised with DC Leisure to recognise the impact on customers.
- The implementation of decriminalised car parking this summer needs to take account of the impact on Trowbridge of this multi storey car park scheme.

A Project Manager will be appointed for the life of the project to help co-ordinate these issues and arrange appropriate publicity.

Financial and Performance Implications

The agreed budget for the works to the multi storey car park is:

- Revenue £350,000
- Capital £100,000

The budget requirement will need to be increased in recognition of the impact on temporary parking and leisure and the need to budget for associated costs. Account will also need to be taken of the final tender sums that will be known when the evaluation is complete in the next two or three weeks.

It is likely that some additional revenue funding will be needed and the aim will be to achieve this by altering the financing of the capital programme and utilising any available funds arising from the closure of the current years accounts. This issue is recognised in the annual budget for 2008-09 as a contingency but is not quantified. Any additional capital requirement will need to be approved by Council in April.

Appendix 4 sets out the likely financial implications in more detail. This is confidential information as it includes figures that are commercially sensitive and will be sent to you separately. Final figures will be reported to the April meeting of Cabinet following the completion of detailed tender evaluation.

Legal and human rights implications

The works will be arranged using the Council's standard contract documentation. The works are necessary to protect and improve a much used Council facility.

The works will need to be arranged to minimise disruption.

Next Steps

The next steps will be to:

- Complete the tender evaluation exercise taking into account the views of Cabinet about the preferred scope and phasing of the works.
- Report the detailed costs and timetable to the April meeting of Cabinet followed by the April meeting of Council in order to agree the revised capital budget.
- Arrange the temporary car parking as set out in this report and ensure other regeneration activity in the town is scheduled to be sympathetic to this timetable.
- Schedule the works to take place during late spring and early summer when temporary car parking will be available.
- Liaise with the County Council because of the impact of the project on an asset that will become the property of the unitary council and to take into account the draft contract regulations affecting local government re-organisation in Wiltshire.
- Co-ordinate this project with the implementation of the decriminalised car parking.

Recommendations

Cabinet is recommended to:

- Agree the suggested scope and phasing of the multi storey car park refurbishment and improvement works as set out in this report.
- Request that arrangements for temporary car parking be established as set out in this report.
- Request a further report in April to be followed by consideration of any revised capital budget at the April meeting of Council.
- Note the impact of the works on the Council's leisure facility at Castle Place.

Statement of reason for key decision	Impact on the Community and the Council's budgets.
Options considered and rejected	These are addressed in the report
Date of implementation	MSCP refurbishment during summer of 2008 subject to further approvals at April Cabinet and possibly Council.

CONFIDENTIAL NOT FOR PUBLICATION

This item contains exempt information within the meaning of paragraphs 3 and 5 of Part 1 of Schedule 12(A) of the Local Government Act 1972

Appendix 2

Loss of parking resulting from multi storey car park works

Option	Loss of car park spaces	Duration of works	Weekend + night working only
Min	75	15 wks	y
Intermediate	75	25 wks	y
Max	75	38wks	y
Min	150	4 wks	n
Intermediate	225	10 wks	n
Max	450	15 wks	n

The durations are very approximate esp. for the intermediate option and will be assessed as part of tender evaluation.

Appendix 3

Available temporary car parking

	Surplus capacity in existing car parks	County Car Parks	Bowyers Site
weekdays	150	0	250
weekends	150	450	250

Further survey work to be completed prior to April cabinet report.

The Bowyers site would provide enough temporary parking to support the intermediate scheme. The Court St. car park is scheduled to be open throughout the period of works. The Bowyers site car park becomes available in May.

The Bowyers site is not yet secured by legal agreement but the owners have indicated that they will be able to offer the site for the time period it is needed as set out here. If this site cannot be secured an alternative will need to be found but there is a low risk of this being necessary and formal agreements will be sought in time for the April cabinet meeting.