

THURSDAY, 2 AUGUST 2018

REPORT OF THE PORTFOLIO HOLDER FOR CULTURE & OPERATIONAL SERVICES**INVITATION OF TENDERS FOR REFURBISHMENT OF CASTLE GROUND TOILETS****EXEMPT INFORMATION****PURPOSE**

This report seeks approval to invite tenders for the refurbishment of the Public Conveniences in the Castle Grounds.

RECOMMENDATIONS

It is recommended that.

1. Authority to invite tenders for the refurbishment of the Public Conveniences in the Castle Grounds is delegated to the Assistant Director Assets in consultation with the Procurement Officer.
2. Authority to award a contract to the most economically advantageous Contractor is delegated to the Executive Director Communities in consultation with the Head of Legal and Democratic Services with the approval of the Portfolio Holder for Culture & Operational Services.

EXECUTIVE SUMMARY

The project for the refurbishment of the Castle Grounds toilets was identified as part of the 2018/19 budget setting process with a budget of £180,000 being approved.

The aim of the project is to provide a low maintenance facility with at least one 'changes places suite' for use by disabled people; it is also anticipated that by changing the layout of the facilities and the materials used the operating hours can be extended from what is offered at present making the facilities more accessible to the public using the Castle Grounds.

The fittings and fixtures within the Castle Grounds toilets are now reaching end of life and will require replacement either as a major project or as a series of ongoing repairs. If these works are not dealt with as a wider refurbishment project there will be costs associated with ongoing repairs and over time these are likely to exceed the cost of renewal.

Since reviewing the operating hours of the facilities and withdrawing the attendants there has been a slight increase in the occurrences of vandalism, a rise in the level of complaints about cleanliness and rise in complaints around the reduced operating hours.

The proposed refurbishment works will produce a modern, easy clean and low maintenance facility, will provide for enhanced disabled access facilities and will extend the overall operating hours for public use.

It is anticipated that tenders will be invited from suitably qualified contractors on a 'design & build' basis during the summer months with the aim of completing the refurbishment works over the winter months. Tenders will be invited on an open basis through the 'in-tend' system. The Council will provide details of the desired outcomes and an outline performance

specification with the detailed design being carried out by the appointed Contractor.

Prior to award of the contract there will be consultation on the final designs with the Portfolio Holder for Culture & Operational Services when the design proposals will be shared.

OPTIONS CONSIDERED

The main alternative to full refurbishment would be an ongoing regime of component replacement. This would result in significant revenue costs over an extended period of time. It would also fail to address the demands for increased operating hours and for the provision of improved disabled access facilities.

Failure to either refurbish as set out in this report or continue with the ongoing maintenance regime will render the facilities unusable in a relatively short space of time.

RESOURCE IMPLICATIONS

The approved capital budget in 2018/19 for this project is £180,000 with net additional ongoing revenue funded maintenance cost of £10,000 per annum.

LEGAL/RISK IMPLICATIONS BACKGROUND

Failure to attract tenders.	It is unlikely that a project of this size and nature will fail to attract interest. Expressions of interest will be monitored on in-tend and should there be a lack of interest the Council will approach contractors.
Tenders exceed budget available.	The scheme may need to be reviewed to ensure that the contract can be delivered on budget. The contract budget was set following tentative discussions with contractors.
Planning issues prevent project proceeding.	The successful contractor will be required to work with the planning team to devise a scheme that will meet planning requirements. Tentative discussions with the planning team indicate that the project would be supported.

SUSTAINABILITY IMPLICATIONS

The proposed refurbishment should result in a facility that requires less maintenance, and will use less water and electricity.

No other sustainability implications have been identified.

BACKGROUND INFORMATION

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

Capital bid – Castle Grounds Toilets

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