

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF ECONOMY COMMITTEE ON 19TH JANUARY 2022

SUBJECT: Fittleet Multi Storey Car Park, Bognor Regis, Resurfacing planned maintenance works.

REPORT AUTHOR: Paul Broggi – Property, Estates & Facilities Manager

DATE: 1st December 2021

EXTN: 01903 737506

AREA: Property, Estates & Facilities - Technical Services Group

EXECUTIVE SUMMARY:

This report seeks to gain authority to proceed with the procurement of essential resurfacing works to the multi storey car park in accordance with the Council's planned preventative maintenance programme. Authority is further sought for placement of contract and works order for the project with the most economically advantageous contractor on completion of procurement.

RECOMMENDATIONS:

The Committee is requested to:

1. Approve for the Council to proceed with the procurement of essential waterproof coverings and associated works to the Fittleet Multi Storey Car Park.
2. Delegate authority to the Group Head for Technical Services, to authorise and enter into contract with, and place order for, the tendered works with the most economically advantageous contractor following the procurement exercise.

1. BACKGROUND:

1.1 Property, Estates and Facilities are responsible for the planned maintenance and repair of the Council owned car parks across the Arun District. The Fittleet Multi Storey car park in Bognor Regis has a 15-year care plan. These proposed works form part of the overall maintenance plan for this asset. The care plan is a live working document which has had to be reviewed due to the accelerated wearing of the surface at the top of the entrance ramp, leading to car park level 1. The waterproof surface in this location has worn through to the base layer leaving the ground floor commercial unit below vulnerable to water penetration. This defect also presents a surface traction issue that could cause skidding / loss of control of vehicle(s) and risk of slips, trips and fall for pedestrians using the car park so this represents a risk to the Council requiring prompt action.

1.2 The proposed works include for new waterproof surface coating to levels 1 & 2 as these areas are subject to the heaviest volume use and vehicle manoeuvring. The asset management budget set for 2021/2022 make suitable financial provision for these works. The works are estimated to be in the region of £350,000

1.3 Under advice from the Council's procurement team the project will be publicly tendered in accordance with Contract Standing Orders. The Council will look to procure the contract by the identification of the most economically advantageous contractor and will score the tender based on an agreed assessment matrix with scoring weighted to 60% quality and 40% price.

1.4 In order to effectively complete the resurfacing works it will be necessary to temporarily close the car park and this is unavoidable. The closure period will be kept to the minimum and Property & Estates will look to take advantage of the short, closed period to complete other cyclical / repair works to isolated areas. Property & Estates will work closely with the Car Parks service to determine the least busy / optimum time to complete this work to assist minimising customer inconvenience and disruption (*estimated revenue loss of £3700*). The Council will liaise with local stakeholders on this work and potential closure including the Town Council and Bognor Regis BID. Customer warning will be provided in relation to any closure period and the Council will look to publicise this further when the work commencement dates are fixed and known.

2. PROPOSAL(S):

2.1. That the Economy Committee approve for the Council to proceed with the procurement of essential waterproof coverings and associated works to the Fittleet Multi Storey Car Park.

2.2. That the Economy Committee delegate authority for the Group Head for Technical Services, to authorise and enter into contract with, and place order for, the tendered works with the most economically advantageous contractor following the procurement exercise.

3. OPTIONS:

Alternatively:

3.1 - That the Economy Committee do not approve for the Council to proceed with the procurement of essential waterproof coverings and associated works to the Fittleet Multi Storey Car Park.

3.2 - That the Economy Committee do not delegate authority for the Group Head for Technical Services, and do not authorise and enter into contract with the Council's identified preferred bidder.

4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	X	
Relevant District Ward Councillors	X	
Other groups/persons (please specify)	X (BID)	

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	X	
Legal	X	
Human Rights/Equality Impact Assessment	X	
Community Safety including Section 17 of Crime & Disorder Act		X
Sustainability		X
Asset Management/Property/Land	X	
Technology		X
Other (please explain)		X

6. IMPLICATIONS:

Financial

The funding for this work (£350,000) is currently included in the Asset Management budget for 2021/22.

The short period of car park closure will have an impact on revenue income with estimated loss circa £3700.

Legal

The proposed award is in accordance with the Council's Contract Standing Orders and the public procurement rules. The procurement process ensures the Council meets its duty to secure best value under the Local Government Act 1999. Once procured, Legal Services will be instructed to agree and complete a JCT contract with the preferred contractor.

In common with any other landowners or occupiers, the Council has several statutory obligations which make it necessary to undertake regular maintenance and improvements of Council owned or operated properties.

Human Rights/Equality Impact Assessment

Following completion of EIA no activity amendments are considered necessary and project can proceed as planned.

Asset Management / Property / Land.

The works will be contract managed in-house by the Council's Property & Estates team. This is essential planned preventative maintenance work that will assist in securing the longer-term condition of this asset.

7. REASON FOR THE DECISION:

These resurfacing works to the car park are considered essential to remove identified defects and hazards and manage risk. the work is in accordance with the 15-year care plan for the asset (see background document) and suitable financial provision is provided within the current 2021/22 capital asset management budget. For the above reasons the recommended decision within this report is considered to be in the best interests of the

Council.

8. BACKGROUND PAPERS:

8.1 – Stripe Consulting 15-year car plan for Fitzleet Multi Storey Car Park, Bognor Regis.

8.2 – Equality Impact Assessment (EIA)