

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF ECONOMIC COMMITTEE ON 26 JULY 2021

PART A : REPORT

SUBJECT: LITTLEHAMPTON PUBLIC REALM IMPROVEMENTS: PHASE 2 & 3 HIGH STREET/ BEACH ROAD /EAST STREET / CLIFTON ROAD.

REPORT AUTHOR: Richard Carden, Snr Economic Regeneration Officer
DATE: 26 July 2021
EXTN: 37522
AREA: Economy

EXECUTIVE SUMMARY:

This report seeks approval of the Economic Committee to appoint the construction contract for the delivery of the regeneration works to Littlehampton Town Centre and to delegate authority for all approvals within the allocated budget of £3,416,295.00 to the Director of Place and to also give authority to the Director of Place to enter into a letter of intent to enable the ordering of materials to be met by the same budget.

RECOMMENDATIONS:

The Committee is requested to:

1. Approve the Scope of intended works, as set out in the report, for the Littlehampton Town Centre construction contract; and
2. The budget of £3,416,295.00, approved by Cabinet in December 2019 be noted and the Terms, as set out in the report, be approved.
3. Give authority to the Director of Place to agree and sign a letter of intent on behalf of the Council, in favour of the contractor, to enable the ordering of materials and thus securing the material costs prior to entering into the construction contract.
4. Give authority to the Director of Place to authorise Legal Services to enter into the NEC4 (Option A) contract for the construction of Phase 2 & 3 (High Street and Beach Road) to a contract Value not exceeding £2.97m and overall budget for the delivery of the Town Centre improvements of £3,416,295.00.

1. BACKGROUND:

In 2016, and after extensive public consultation, designs were drawn up and approved by the Council for a five-phase town centre-wide public realm improvement scheme including new paving, lighting, planting and public art. The landscape designer was LDA Design who also designed the award-winning riverside walkway.

Funding

In April 2019, the Council was awarded a Coastal Communities Fund grant of £2,452,295 for public realm enhancements for the High Street precinct and pavements/junctions to the railway station where a new gateway to the town is planned. These are Phases 1 and 2 of the five phase overall public realm scheme.

Coast to Capital Local Enterprise Partnership (LEP) Local Growth Fund awarded £564,274 for Phase 3 (Beach Road, East Street) of the scheme in October 2019. Arun District Council and Littlehampton Town Council each contributed a further £200,000 to Phase 3 for its delivery.

This provided a total budget of £3,416,569.

Procurement

The first round of tendering for the pre-contract design and construction was advertised in June 2020. This did not produce a viable tender bid within budget.

With the agreement of Members, the project was rescoped to exclude the construction of Phase 1, from the railway station to High Street, to bring the project within budget. A second round of tendering was advertised in October 2020 inviting bids for the pre-contract design for all three phases, plus the construction elements for Phases 2 & 3. This will ensure that Phase 1 (Railway Station) is fully ready if another funding opportunity arises in the future. The tenders closed on 2 November 2020. Edburton Contractors Ltd were appointed to undertake the pre-contract design work following evaluation of the tenders received. Their price fell within the allocated budget for this work and they provided the most economically advantageous tender.

This supplier achieved the highest combined score for price and quality during the tender process and has now carried out the 2nd stage preconstruction services for the project.

The preconstruction services included within the Form of Tender are as follows:

1. Contractor Management Costs + OHP
2. RIBA 3-4 Design Fees – Architect / Civil & Structural Engineer / MEP Engineers
3. Preconstruction surveys including CCTV Drainage, Site Investigation, GRP Survey, RSA Auditors Stage 1&2, Trial Holes and Topographical Survey.

Within the above scope, the contractor has concurrently procured and acquired costs for the sub-contractor packages they are proposing. This has validated the project as being deliverable against the desired budget and has informed the Contract Sum for the Construction which is addressed within this report.

2. PROPOSAL(S):

It is proposed that Edburton Contractors Limited are now contracted by Arun District Council (ADC) under a NEC 4 Option A contract to construct the Littlehampton Public Realm Improvement works (Phases 2 and 3) on the basis of the issued ADC Contract Data Part 1 (including X and Z clauses) and Client's Requirements and the Edburton Contractors Limited second stage tender comprising their agreed tender (Activity Schedule), Contract Data Part 2 and RIBA Stage 4 designs / specifications (Contractor's Design, including Scope and Site information) and the programme with phasing plans.

Prior to the execution of the NEC 4 contract, a Letter of Intent is intended to be issued to Edburton Contractors Limited (draft form appended to this report) for them to place orders for materials to secure their delivery to the required programme dates (long lead in materials and items) and to enable Edburton to fix the cost of the materials for agreement of the contract Activity Schedule (currently there are high rates of inflation in construction materials). If any payments are made for offsite materials, Edburton Contractors Limited are to secure a vesting certificate for them for ADC, in an agreed format.

The Scope of works is detailed in the RIBA phase 3 report (appended), a brief summary of those works are below:

- Improved pedestrian crossings
- Pedestrian priority at junctions
- New signs & finger posts
- More trees (approx. 30 new trees in addition to existing)
- Seating areas increased to approx. every 40 metres in High Street
- New paving with colour mixes as discussed and agreed
- Extended paving to Duke Street and Clifton Road
- New kerbs where applicable
- Different colour asphalt to distinguish pedestrian / parking / loading & highway
- 3 new power banks (Subject to UKPS agreement)
- New tree pit for Christmas Tree
- Wider pavements (where applicable)
- Taxi ranks to remain unaffected
- New waste bins & recycling bins
- New benches (final design of bench ends still under consideration subject to budget)
- Upgrading lighting throughout scheme
- New Bike stands in various locations throughout
- 2 new disabled bays (whilst retaining all the existing ones)
- New CCTV camera (subject to Police and Operator agreement)
- Ducting for fibre updates

The total cost estimate for delivery of the scheme is £3.65m, £235k over budget, however, the contractor is carrying contingency at £345k and we also have client risk at £175k (in Arun's control), thus allowing £520k in overall contingency. Officers are confident that not all risk will be utilised and as such are confident that the works will be completed within the allocated overall budget.

The Programme includes the following key milestones:

- Completion of Detailed Design - 6 August 2021
- Advanced procurement of key materials – 9 August 2021 (20-week lead in)
- Award Construction Contract – 10 September 2021
- Contractor mobilisation – 13 September (site set up and material delivery - 7 weeks period)
- Start on Site – January 2022
Completion - Winter 2022

3. OPTIONS:

- a. To approve the recommendations as set out in this report.
- b. To not approve the recommendations.

4. CONSULTATION:

Stakeholder engagement has taken place throughout the duration of the project and will continue throughout. Members of the public also had the opportunity to comment on the scheme as part of the design process.

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	✓	
Relevant District Ward Councillors	✓	
Other groups/persons (please specify) – Police, WSCC – Highways, SEE, BT	✓	
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	✓	
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability	✓	
Asset Management/Property/Land	✓	
Technology		✓
Other (please explain)		✓

6. IMPLICATIONS:

- Financial – The Council has committed to drawing down funding for the project.
- Legal – A contract will be entered into with Edburton Contractors Ltd

- Sustainability – Sustainability is a factor when sourcing materials for the scheme and consideration of maintenance of the completed project.
- Asset Management/Property/Land – ADC will retain responsibility for Littlehampton Town Centre in conjunction with Littlehampton Town Council on completion and therefore its maintenance.

7. REASON FOR THE DECISION:

To progress construction plans for the Littlehampton Town Centre site in accordance with the project programme.

8. BACKGROUND PAPERS:

Appendix 1 – Broad Scope Items

Appendix 2 – Littlehampton Stage 3 Design Report

Appendix 3 - Letter of Intent