

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HUMAN RESOURCES,
ASSET MANAGEMENT AND FINANCE WITH ADVICE FROM THE
SECTION 151 OFFICER OF THE COUNCIL, CORPORATE SERVICES
DIRECTORATE



DECISION NO: CSD102

**SUBJECT: EXTERNAL AND ASSOCIATED WORKS TO THE FORMER TROPICANA
SITE**

BACKGROUND: On 10 November 2015 the council made a decision to undertake minimum necessary designs and costed proposals to enable the former outdoor multi-use pool area and bowling alley area to safely accommodate events for which a budget allocation of £550,000 was also approved.

The first phase of the pre-construction process has now been concluded and the cost plan is within the approved project budget. This project phase involves predominantly external works to infill the former pool area with granular material, provide drainage and service points and hard surface the area. Furthermore, the existing toilets serving the area will be refurbished and brought back in to use to provide welfare facilities to visitors of events held in the space. An area of the main building linking the external area to the promenade will also be refurbished to enable compliance with fire regulations.

DECISION: The council approved the award of a term contract to Graham Asset Management Ltd (company registration no: NI071100) trading as Graham Facilities Management for repairs, maintenance and minor works in the District on 23 September 2014. The contract is to run for a four year period and allows purchase orders to be raised for works as and when required. This Decision is to approve orders to be placed with Graham Facilities Management to a limit of £322,000 as shown in the project cost plan in Appendix A to this document.

Reasons: The delivery of the project is under the NSC Building Repairs, Maintenance and Minor Works Term Contract for which Graham Facilities Management is the appointed contractor. Use of this contract makes the procurement of works such as this more efficient than has traditionally been the case and removes the need to advertise individual projects via OJEU. By using this contract, lengthy tendering exercises can be avoided and it puts the council in a good position to be able to move quickly to deliver this project within set

expenditure parameters. The council has a strong track record of delivering its capital projects to time and budget using this procurement route.

Other Alternatives Considered: The ability to save time and its associated cost is an important element in the use of measured term contracts and it is estimated that use of such arrangements can save an authority a minimum of 100-days, which is an important factor for the council being able to deliver projects successfully. Therefore, the use of traditional methods of competitive tendering would not have enabled the project to be procured more efficiently or economically within the timescales.

Financial Implications: The attached “Appendix A – Former Tropicana Site – External and Associated Works - Project Cost Plan Summary”, outlines the total costs associated with this element of the project and is within the budget agreed by the council 10 November 2015 of £550,000.

Implications for Future Years:

The works will further enable the site to make a positive contribution to the wider regeneration of Weston super Mare town centre.

Signed:

Councillor David Pasley
Executive Member for Human Resources, Asset Management and Finance

Dated:

Signed:
Section 151 Officer, North Somerset Council

Dated:

BACKGROUND PAPERS

- 1. North Somerset Council – Minutes of Council 10 November 2015 COU 79

APPENDIX A – PROJECT COST PLAN SUMMARY

Former Tropicana Site

Works to Former Outdoor Multi-Use Pool Area

Project Cost Summary - Phase 1 - External and Associated Works

	Budget Element		Cost
1	Construction Works		£301,966
2	Professional Fees		£0
3	Other Fees, Surveys and Reports		£0
4	Contract Sum		£301,966
5	Fee (Principal Designer/PM/Health & Safety Management)	2.50%	£7,549
6	Client contingency	Provisional	£12,500
7	<i>Adjustment for rounding</i>		-£15
8	Total Cost		£322,000