

Report to: Executive Board – Monday 16th January 2006

**REDBRIDGE CAR PARK ACCOMMODATION BUILDING
TENDER ACCEPTANCE**

Report to : Executive Board	WARDS AFFECTED CENTRAL SOUTH & WEST
Report of : Business Manager – Transport & Parking	
Report Author : Graham Smith, Business Manager, Transport & Parking	
Lead Member responsible : Councillor Ed Turner	
Scrutiny Committee responsibility : Finance & Performance Management Scrutiny Committee	
Key Decision No	
SUMMARY AND RECOMMENDATIONS.	
1) Recommended to accept the lowest tender in the sum of £382,966 for the building works	

1. BACKGROUND

- 1.1 The indicative budget for the project in the Capital Programme is set at £407,300 to be met from developer contributions.
- 1.2 Scheme designed and planning approval granted 18th November 2004. Detailed design work raised a number of site difficulties regarding foundation and drainage design which took some time to resolve.
- 1.3 Contractor selection process carried out through 'restricted tender' process during February/April 2005. Building regulation approval received 20th June 2005
- 1.4 Major Project Approval was granted by Executive Board on 15th March 2004 and then Council on 19th April 2004

1.5 The project will be completed in financial year 2006/2007

2. **OBJECTIVES AND ALTERNATIVE WAYS OF ACHIEVING THE OBJECTIVE**

2.1 The objective is to provide accommodation for members of the public when using the park and ride site. This will include public toilets, a waiting room, information point and possibly franchised services. There are no alternative ways of achieving the objective.

3. **STAFFING CONSEQUENCES**

3.1 The accommodation building will provide permanent accommodation for the staff working at the site who are currently operating from a portakabin.

4. **REVENUE CONSEQUENCES**

4.1 There is provision in the Transport and Parking revenue budget of £30K to provide cleaning and minor maintenance of the buildings at all three park and ride sites. £10K has been allocated for the Redbridge site.

5. **BUILDING TENDERS**

5.1 Tender documents were sent out 10th June 2005 with a return date of 18th July 2005. Eight contractors were invited to tender and six returned tenders.

5.2 Lowest tender was £559,495.51
Highest tender was £663,271.00

The anticipated construction cost was £360,000.

5.3 As tenders were above available budget there were several meetings with the Architect to review the design to see where costs could be reduced without significantly affecting the scheme. The main areas where savings were proposed are:

- External rendering
- Alterations to toilet accommodation
- Alterations to the drainage system
- Revision to window and door design

5.4 After the changes had been made to the design the scheme was re-tendered to all eight of the original contractors and returned on 3rd October.

Lowest tender was £382,966
Highest tender was £543,377

The full list of tenders received is in the confidential Annex.

6. **FINANCIAL**

- 6.1 The financial phasing is that all of the Capital will be spent in 2006/2007 financial year.

THIS REPORT HAS BEEN SEEN AND APPROVED BY:

Portfolio Holder: Councillor Ed Turner

Legal and Democratic Services; Jeremy Franklin

Finance Management: Penny Gardner

Background Papers: None