

WIRRAL COUNCIL

CABINET

12 JANUARY 2012

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| SUBJECT: | TENDER REPORT FOR WILLIAMSON ART GALLERY AND MUSEUM PROPOSED INTERNAL REFURBISHMENT AND EXTENDED FACILITIES |
| WARD/S AFFECTED: | THE WILLIAMSON ART GALLERY AND MUSEUM IS IN THE OXTON WARD, BUT AS THE COUNCIL'S PREMIER ART GALLERY IT IS OF INTEREST TO ALL MEMBERS. |
| REPORT OF: | THE DIRECTOR OF LAW HR AND ASSET MANAGEMENT |
| RESPONSIBLE PORTFOLIO HOLDER: | COUNCILLOR CHRIS MEADEN CULTURE TOURISM AND LEISURE |
| KEY DECISION? | YES |

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to advise Cabinet Members of the outcome of the two stage tender process for the project to undertake improvements and necessary repairs to the facilities at the Williamson Art Gallery and Museum. The report seeks ratification from Members to the selection of the Constructor named on Appendix 1 as the Councils 'preferred constructor' for the scheme.

2.0 RECOMMENDATIONS

2.1 That the Constructor who submitted the most economically advantageous tender, as detailed in Appendix 1, be accepted as the Councils 'preferred constructor'.

2.2 The Director of Law, HR and Asset Management be authorised to execute an appropriate construction contract with the preferred constructor in due course based upon a partnering philosophy, subject to them developing a satisfactory Health & Safety Plan.

3.0 REASONS FOR RECOMMENDATION

3.1 A Scheme and Estimate report fully detailing the proposals for this site was presented to Cabinet on 22nd July 2010 and Cabinet resolved that the Director of Law, HR and Asset Management be authorised to seek tenders and all statutory approvals for the works (minute 83 refers). The commencement date of January 2011 for the main scheme was not achieved as it was necessary to carry out essential repairs to the roof structure to maintain the integrity of the building and its contents.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 The Williamson Art Gallery and Museum was constructed in 1928 by Birkenhead Corporation as a purpose-built gallery, and the form and function of the building has changed little since that time. The building is Grade II listed.
- 4.2 The accommodation currently comprises of 14 individual public exhibition rooms and a sculpture hall at ground floor level, each with overhead lantern lights, with service accommodation and storage at basement and first floor levels. The plan configuration is a figure-of-eight, with a large and a small internal quadrangle, with the quadrangles only providing limited natural light to some of the service areas.
- 4.3 The building was designed on an open-plan basis with free-movement between galleries. The effect of this is that environmental control is very difficult, with no facility for varying temperature and humidity for individual exhibitions. To meet standard conditions for storage and display of museum collections there are minimum requirements, which include control of temperature and humidity and, in some cases, exclusion of harmful daylight.
- 4.4 The storage accommodation for the growing art collections was deemed inadequate in the early 1980s, when the original basement was extended. Even further storage has been deemed necessary over the last ten years, and currently 2 of the public galleries are closed and temporarily used for storage.
- 4.5 As well as providing a venue for both traveling and static exhibitions, the gallery staff work with a variety of adult and young person/school groups in developing education around the museum collections. There is no separate provision for accommodation of coats and bags or for consumption of food or drink. This creates problems for efficient collection management, care of collections and visitor expectations. Collection care is compromised by condensation created either by wet coats or steam from hot drinks, food crumbs attracting insects and the danger of spills.
- 4.6 Access and emergency egress provision do not meet current requirements under the Disability Discrimination Act, current Fire Regulations or Licensing requirements, and public toilet accommodation within the Williamson is currently inadequate.
- 4.7 Visitor expectations also demand a level of additional provision for their comfort, including basic café facilities alongside retail opportunities, improved seating areas and toilet accommodation. These in turn raise the opportunity to increase income as well as enhancing the visitor experience.
- 4.8 Further difficulties experienced at the Williamson are that the only access into the galleries for the delivery of exhibitions is through the public entrance door, and the only route for the transfer of large objects between the public galleries and the basement storage and conservation studio is also through the public entrance door, via external ramps to basement level.

- 4.9 Moving collections between floors is a Health & Safety issue as staff are put at excessive risk from lifting and carrying heavy and large collection items. The provision of an adequate ground floor store room will avoid this and ensure that collections are not moved more than necessary and can be moved in a safe and appropriate manner.
- 4.10 The heating system was oil-fired, with an oil-storage tank at basement level. Gas has been extended to the building, and the existing system has been replaced with new efficient gas-fired boilers resulting in reduced CO₂ emissions.
- 4.11 In October 2009 the Williamson Art Gallery & Museum and Birkenhead Priory were awarded the status of Full Accreditation by the Museums, Libraries and Archives Council, application for which was approved by Cabinet in minute 419, 19th March 2009. Accreditation is the national standard for museums in Britain.
- 4.12 The Williamson Art Gallery, having been identified as the Council's main exhibition facility and was listed in the Capital Programme for 2010 – 2013 (minute 225, Cabinet 09 December 2009), as the priority scheme within the programme of Investment in Cultural Services Assets.
- 4.13 In May 2010 the Williamson received 'The Industry's Favourite' award at the 2010 Museums & Heritage Awards for Excellence for the exhibition 'Arthur H Lee & Sons: A Textile Dynasty' and a High Commendation in the category 'Project on a Limited Budget' for the exhibition 'Above the Clouds – Mallory & Irvine and the Quest for Everest'.

5.0 RELEVANT RISKS

- 5.1 Due to the time constraints for completion and the technical and operational complexity, the project will be managed under a 'partnering contract' arrangement whereby the contractor's expertise is maximised and an early start on site can be achieved. A key principle within the contract is that there will be a pain/gain mechanism whereby the contractor can claim a limited financial bonus for completing the works within an agreed maximum price, which will be set within the available budget, and hence will help manage financial risks appropriately. Should unexpected additional work be encountered this will be managed through engineered savings which may result in minor changes to the specification or scope of the works. All contractor costs will be on an 'open book' basis and will be monitored by the Design Consultancy in the Department of Law, HR and Asset Management and overseen by Internal Audit in the Department of Finance.
- 5.2 A full risk management exercise in accordance with Council procedures will be undertaken for this project owing to the complexity and limited financial resources involved. This will be developed with the preferred constructor as a detailed risk register containing all critical project risks and monitored on a regular basis by the project team.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 The other option is to do nothing in which case the Council's main exhibition facility will fall into disrepair and be lacking in facilities which will detract visitors

7.0 CONSULTATION

- 7.1 Consultation has been undertaken across the Council departments contributing to the content of the report, the Asset Management Group and to the relevant Departments where there are implications arising from the report

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 The building improvements will assist in providing an integrated approach to children's education, and open up cultural awareness for the entire community.
- 8.2 Museum staff are working with 'Aiming Higher for Disabled Children' to increase and enhance the experience of visiting the Williamson Art Gallery across the widest possible range. The provision of a 'Changing Places' toilet will significantly enhance access.
- 8.3 The design of this project will take account of best practice to reduce the risk of crime and the local Crime Reduction Officer will be consulted.
- 8.4 The scheme shall include electronic controls on appropriate inner doors to restrict unauthorized personnel from proceeding beyond the public areas.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 There are no additional staffing implications with these proposals.
- 9.2 Stage 1 Tender submissions were received on 25th November 2011 via "The Chest" and have been scored by a panel of officers from The Department of Law, HR and Asset Management. Stage 2 interviews were held with the four best scoring tenderers from stage 1 with a panel including officers from Law HR and Asset Management Department and Technical Services on 16th December 2011. Details of the selection process and relevant scoring of tenderers is included at Appendix 1. The model used to determine the most economically advantageous tender was lodged with the Council's procurement team in the Department of Finance prior to receipt of tenders.
- 9.3 The agreed maximum contract price will be set within the available budget reported to Cabinet on 22nd July 2010 (min 83 refers).

9.4 The scheme is to be funded from the Capital Programme which includes investment in Cultural Services assets with £2 million specifically for works to the Williamson Art Gallery and the Birkenhead Priory.

AGREED MAXIMUM COST FOR BUILDING WORKS £ 839,655

Departmental Charges @ 16% including:
Professional Fees, Clerk of Works salary,
CDM Coordinator, Planning & B Regs fees £ 134,345

TOTAL **£ 974,000**

Total Funding Available

| | | |
|--------------------------|---------|-----------------|
| Capital programme | 2010/11 | £ 262,000 |
| Capital programme | 2011/12 | £ 1,738,000 |
| DDA Access Fund PPM | 2011/12 | £ 30,000 |
| Heritage Lottery Funding | | <u>£ 20,000</u> |
| | | £ 2,050,000 |

Less the costs committed to the Priory & Work
Carried out to date at the Williamson:

- Cost of work carried out to date £ 341,000
- Amount committed to the Priory £ 735,000 £1,076,000

Funding remaining **£ 974,000**

10.0 LEGAL IMPLICATIONS

10.1 The Legal and Member Services Section within the Department of Law, Human Resources and Asset Management will arrange for the completion of the contract.

11.0 EQUALITIES IMPLICATIONS

11.1 Access will be provided for children and adults with disabilities to all public areas of the refurbished and extended building.

11.2 The scheme is designed to comply with the current recommendations for sensory impairment.

11.3 An accessible WC and a separate 'Changing Places' WC shall be available within the Entrance Foyer.

11.4 There are no implications in this report specifically for women, ethnic minorities or the elderly.

12.0 CARBON REDUCTION IMPLICATIONS

- 12.1 In accordance with the adopted recommendations from the Living in Wirral Task Force we will continue to work to reduce the Council's Carbon Footprint by: improving our energy efficiency; reducing our energy needs; introducing renewable technologies; and, improving our overall environmental performance which will have a positive effect on energy use, reduce carbon emissions and secure financial savings.
- 12.2 In accordance with the Council's Green Specification to increase the use of sustainable materials and products where practicable into all Council building projects, low energy electrical fittings, light fittings, heating controls, water saving devices and high levels of insulation have been included to increase the overall sustainability of the building, help reduce the consumption of natural resources and contribute to the councils CO₂ reduction objectives. The 2010/11 carbon budget target for the Williamson is 162 tonnes of CO₂.
- 12.3 The successful constructor will be encouraged to employ local labour and source materials from local suppliers as far as possible.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 13.1 Planning permission for the work was granted ref. APP/11/00967 and Listed Building Consent was granted ref. LBC/11/00968 both on 10/10/2011.
- 13.2 The Gallery and Museum is shown as falling within a Primarily Residential Area in the Council's Unitary Development Plan, adopted in February 2000.

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APPENDICES

Appendix 1 Tenderers' evaluation scores

REFERENCE MATERIAL

The information used in the preparation of this report was obtained in consultation with Cultural Services – Arts and Museums Department and with reference to their bidding documents. No other background papers have been used in the preparation of this report with the exception of the Architects files and BO2457 and the Quantity Surveyor's working papers.

SUBJECT HISTORY (last 3 years)

| Council Meeting | Date |
|---|-------------------------------|
| Cabinet report | |
| - Capital Programme | 9 th December 2009 |
| - Scheme & Estimate | 22 nd July 2010 |
| Sustainable Communities Overview and Scrutiny Committee | 10 th March 2011 |
| - Wirral Museum Service Business Development Plan | |