

# WIRRAL COUNCIL

## CABINET

8 NOVEMBER 2012

<b>SUBJECT:</b>	<b>TENDER REPORT FOR WALLASEY TOWN HALL ACCESS AND FIRE PRECAUTION WORKS</b>
<b>WARD/S AFFECTED:</b>	<b>WALLASEY</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF LAW, HR AND ASSET MANAGEMENT</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>COUNCILLOR ADRIAN JONES</b>
<b>KEY DECISION?</b>	<b>YES</b>

### 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 work required to upgrade the access and fire escape arrangements to Wallasey Town Hall. The report seeks ratification from Members to the selection of the Contractor named on Appendix 1 as the Councils 'preferred constructor' for the scheme

### 2.0 BACKGROUND AND KEY ISSUES

2.1 Wallasey Town Hall has several fire safety, access and egress concerns that required addressing as a matter of urgency:

1. Travel distances relating to means of escape in Wallasey Town Hall severely exceed maximum distances stipulated in the current Building Regulations and not all the fire protection to the escape routes satisfies current requirements
2. The only means of escape from the ground floor rear corridor is via doors opening over a flight of unguarded external steps leading onto an otherwise inaccessible plateau.
3. The Town Hall has only one passenger/goods lift, which itself is in need of upgrading and refurbishment.

A Scheme and Estimate report was submitted to Cabinet on 21<sup>st</sup> July 2011 and duly approved (minute 247 refers)

The scheme will include:-

- The construction of new staircase within the northeast light well serving the ground, first and second floors, complete with protected lobbies and refuges at each of the upper floors and a new protected lobby at ground floor with a new external doorway on the north elevation of the building

- The construction of a new staircase and lift within the southeast lightwell serving all floors, complete with protected lobbies and refuges with a new external doorway on the south elevation of the building. The construction of this staircase requires the removal of the existing Mayoress's retiring room at first floor level.
- A review of existing structural fire precautions, including walls, doors, ceilings and internal glazing to means of escape to ensure that the appropriate 30 minute and 60 minute protection is provided, as deemed necessary to comply with Part B of the current Building Regulations
- De-classifying the central doors over the unguarded steps to the promenade, from a designated exit route to doors for use by authorized personnel only, due to safety issues that cannot be easily overcome.

The above works would be required in their entirety in order to satisfy the current Building Regulations regarding access and egress within the Town Hall. They do not include works to improve the fire safety, access and egress relating to the Civic Hall and will be subject to Listed Building Consent, Planning Permission and Building Regulation Approval.

### **3.0 RELEVANT RISKS**

- 3.1 Unforeseen works when works commence due to previous alterations may become apparent. Contingencies have been included for this eventuality.

### **4.0 OTHER OPTIONS CONSIDERED**

- 4.1 No other options were considered.

### **5.0 CONSULTATION**

- 5.1 The design has been developed in consultation with professional and technical officers and the Asset Management Team. Building users will be consulted before construction starts and throughout the construction process.

### **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

- 6.1 The upgraded building will offer better access to upper level facilities to local community and specialist groups who may wish to use the building

### **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 7.1 The Department of Law, HR and Asset Management will provide all Professional Services.
- 7.2 The Director of Law, HR & Asset Management (via the Corporate Health & Safety Team) in accordance with the Construction (Design and Management) Regulations 2007 will carry out the role of CDM Coordinator.
- 7.3 There are no additional staffing implications with these proposals.

- 7.4 Stage 1 Tender submissions were received on 4th October 2012 via “The Chest”. Stage 2 interviews were held with the lowest four tenderers with a panel including Officers from Law, HR and Asset Management Department and Technical Services Department on 16th October 2012. Details of the selection process and relevant scoring of tenderers is included in Appendix 1.
- 7.5 The scheme is to be funded from the Capital Programme, see Appendix 1 (1.7).
- 7.6 The original business case included for three additional internal staircases and two new lifts with an estimate of £1.62M which was reported to Cabinet on 9<sup>th</sup> December 2010 (Minute 245) within the Capital Programme and Financing 2011-15 report. The scheme has subsequently been reduced to two additional staircases with one new lift, which was reported to cabinet on 9<sup>th</sup> January 2012 (Minute 247) estimated at £968,279.00.

## **8.0 LEGAL IMPLICATIONS**

- 8.1 There are no specific legal implications associated with this report. The Legal and Member Services Section within the Department of Law, Human Resources and Asset Management will arrange the contract with the successful tendering contractor

## **9.0 EQUALITIES IMPLICATIONS**

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review is attached – <http://www.wirral.gov.uk/my-services/community-and-living/equality-diversity-cohesion/equality-impact-assessments/eias-2010/law-hr-asset-management>

## **10.0 CARBON REDUCTION IMPLICATIONS**

- 10.1 Low energy electrical fittings, heating controls, water saving devices and high levels of insulation will all be used to help reduce the consumption of natural resources and contribute to the Council’s CO2 reduction objectives.
- 10.2 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 10.3 The successful contractor will be encouraged to employ local labour and source materials from local suppliers as far as possible.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

- 11.1 Planning permission and Listed building consent has been granted for the work under application references DPP4/12/00795 and LBC/12/00796.

## **12.0 RECOMMENDATION/S**

- 12.1 That the Contractor who submitted the most economically advantageous tender, as detailed in Appendix 1, be accepted as the Council’s ‘preferred contractor’.

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

### 13.0 REASON/S FOR RECOMMENDATION/S

13.1 To implement a previously approved scheme that is essential to bring access and means of escape for Wallasey Town Hall up to a satisfactory standard. These works will also allow more intensive use of available space in the future

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### APPENDICES

Appendix 1 – Tender Evaluation Scores

### REFERENCE MATERIAL

The information used in the preparation of this report was obtained in consultation with departmental professional and technical staff and with reference to the business case documents. No other background papers have been used in the preparation of this report with the exception of the Architects files B02335 and the Quantity Surveyor's working papers.

### SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet report – Scheme and Estimate	12 <sup>th</sup> January 2012
Cabinet report – Capital Programme and Financing 2011-2015	9 <sup>th</sup> December 2012
Cabinet report	4 <sup>th</sup> November 2012