



Report of : The Acting Director of City Development

To : Executive Board

Date: 13 October 2010

**Subject: DESIGN AND COST REPORT, PROPOSED WORKS AT WOODHOUSE LANE
MULTI STOREY CAR PARK**

CAPITAL SCHEME NUMBER 13307/WHL/000

<p>Electoral Wards Affected:</p> <p>CITY & HUNSLET</p> <p><input type="checkbox"/> Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
<p>Eligible for Call In <input checked="" type="checkbox"/></p>	<p>Not Eligible for Call In <input type="checkbox"/> (Details contained in the report)</p>

Executive Summary

The proposed improvement and maintenance works to the Woodhouse Lane Multi Storey Car Park will enable it to become one of the two proposed Arena car parks and will enable it to accommodate the increased traffic and pedestrian movements at the beginning and end of Arena events. In addition to the improvement works, maintenance works are required which will extend the life of the building for a further 25 years.

The scheme has been developed to RIBA Stage D and fits within the design and cost parameters set to enable Members of Executive Board to agree a design freeze for the proposed works to the car park. This report seeks approval to incur expenditure of £5,806,500 from existing budget provision within the Arena scheme for the ongoing design and subsequent improvement and maintenance works to the car park and the letting of the contract to undertake such works, subject to the tender sum for the works being within the budget available for the scheme.

1.0 PURPOSE OF THIS REPORT

1.1 The purpose of this report is to seek Executive Board's approval to:

- (i) Authorise design and cost freeze at RIBA Stage D for the proposed improvement and backlog maintenance works to the Woodhouse Lane Multi Storey Car Park

(ii)

Subject to the tender sum being within the project budget, to authorise the letting of the contract and the incurring of expenditure of £5,806,500 from existing budget provision (Capital Scheme No. 13307/WHL/000) on the proposed design and subsequent improvement and backlog maintenance works to the Woodhouse Lane Multi Storey Car Park

2.0 BACKGROUND INFORMATION

- 2.1 Leeds has long held an ambition to deliver a multi purpose arena in the city that maximises the social, economic and cultural benefits that such a facility will deliver and will help Leeds to go up a league enabling it to host world class entertainment that will enhance its national and international profile. The improvement and maintenance works proposed to Woodhouse Lane Multi Storey Car Park (WLMS) are necessary to provide suitable car parking arrangements for those attending Arena events. The works will also ensure the car park remains fit for purpose as an existing long standing facility for the city centre.
- 2.2 Members of Executive Board should note that it is a condition of the approved outline planning permission for the Arena development that alterations are carried out to WLMS car park to accommodate the increased traffic and pedestrian movements at the beginning and end of Arena events
- 2.3 The purpose of the works to WLMS car park are to:
- (i) Carry out the changes required to enable the car park to become one of the two main car parks for Arena events (the other one being the Merrion Centre Car Park). The operational and physical changes proposed are to allow cars to access and exit the car park within a reasonable time without backing up onto the Highway or causing extensive delays when exiting the car park
 - (ii) Carry out the maintenance works to extend the life of the car park for a further 25 years

3.0 MAIN ISSUES

Design

- 3.1 The Council's Architectural Design Service has been commissioned to carry out the design and tendering of the scheme sufficient to appoint a contractor to complete the proposed works. The design team have progressed the scheme design proposals to the conclusion of RIBA Stage D (Design development). Plans showing the proposed scheme of work will be on display at the meeting.
- 3.2 The scope of the improvement and maintenance works to the car park is outlined below:

Car Park Improvement Works

- (i) Demolition of existing southern stair tower and construction of a new southern stair incorporating lift tower with 2 lifts
- (ii) New pedestrian access bridge at level 3 from new southern stair and lift tower to existing ramped pavement beside the car park
- (iii) Replace the existing operational system (payment on exit) to pay and display
- (iv) Enhancing existing and providing additional CCTV cover
- (v) Improved traffic egress from level 12 onto existing external vehicular ramp
- (vi) Improved signage, internally and externally
- (vii) Floor marking to clearly designate pedestrian routes

Maintenance Works

- (i) Concrete repairs to building frame and cladding, including protective treatment and coating to concrete decks
- (ii) Strengthen perimeter wall vehicle restraint barriers
- (iii) Pedestrian edge protection internally between deck levels
- (iv) Fire protection works to steelwork
- (v) Replace internal lighting including energy management plus additional emergency lighting

- 3.3 Members of the Project Board should note that the above maintenance works are to increase the life of the building by a further 25 years. However, there will remain a need to undertake further interim maintenance works within that period and these costs are not included within this scheme of work.
- 3.4 A planning application for the proposed alteration works to the car park was submitted to the Local Planning Authority (LPA) on 13 August 2010. It is envisaged that the application will be determined in November 2010.

Contractor Procurement

- 3.5 A report identifying the contractor procurement options was submitted to the Arena Project Board in July 2010. The report recommended that the contractor is procured by a Design and Build approach, with a single stage tender via the YORBUILD construction framework. The main advantages of this procurement approach are:
- (i) Design and Build transfers design and typically other risks such as site conditions to the contractor, prior to construction commencing.
 - (ii) In single stage tendering there is a clear and precise competitive process with all contractual and commercial matters resolved in a competition prior to financial close.
- 3.6 In deciding to pursue a single stage design and build procurement approach for the contractor, the Arena Project Board was of the view that the design of the improvements and especially the maintenance works required to the car park had to be developed to a good level of detail before reaching financial close. The Council's design team have, therefore, progressed the design of the works to the completion of RIBA Stage D, though some further technical design through RIBA Stages E and F will be produced as part of the Employers Requirements for the tender documentation
- 3.7 The advantages of using the YORBUILD construction framework for this project are considered to be:
- (i) Preliminary and tender cost savings from other local authorities who have used this framework, typically this has been around 3%
 - (ii) The contractor can be procured in a quicker time than under the European Union Procurement Directions (OJEU process)
 - (iii) Contractors have already been assessed (Quality)
 - (iv) Potential for programme, cost and quality gains from a contractor who wishes to maintain their place on the framework

Programme

- 3.8 In order to complete the improvement and maintenance works to the car park by August 2012, sufficient that they are in place and operational prior to the opening of the Arena, both elements of the work will need to be carried out under one contract by the same contractor.
- 3.9 The strategic development programme for the improvement and maintenance works to the car park is as follows:-

- * Develop technical design for tender documentation October 2010
- * Secure Planning consent for scheme November 2010
- * Contractor tenders out November 2010
- * Contractor tenders in and evaluation February 2011
- * Appoint contractor March 2011
- * Contractor starts work onsite April 2011
- * Contractor completes work onsite (Practical Completion) August 2012
- * Car Park operational September 2012

3.10 The works will be arranged in order that the car park will remain operational, albeit to a lesser extent, during the course of the works. Details of the phasing of the work are yet to be determined, but it is likely that at least 75% of the existing usage will be maintained during the course of the works.

Consultations

3.11 The Arena Project Board has been consulted on the proposals contained in the report. The Project Board supports the recommendations detailed in the report.

4.0 IMPLICATIONS FOR COUNCIL POLICY AND GOVERNANCE

4.1 The Leeds Strategic Plan 2008/2011 seeks to facilitate the delivery of major cultural schemes of major significance. The delivery of the Leeds arena is central to delivering that improvement priority and the improvements and maintenance work to Woodhouse Lane Multi Storey Car Park is an integral part of the Arena scheme.

5.0 LEGAL AND RESOURCE IMPLICATIONS

5.1 The proposed works to Woodhouse Lane Multi Storey Car Park are funded from the Arena budget. The budget, within the Arena scheme, allocated for these works is £5,806,500 inclusive of fees, contingencies and inflation.

5.2 The total estimated cost of the improvement and maintenance works to the car park based on the Stage D design proposals is £5,741,880 apportioned as follows:

- (i) Improvement works including construction, fees and contingency £2,506,500
- (ii) Maintenance works including construction, fees, investigations and contingency £3,235,380

Revenue Implications

5.3 The improvement and backlog maintenance works will be undertaken on a phased basis and will necessitate the temporary closure of part of the car park with a consequential reduction in car park income. It is likely that at least 75% of the existing usage will be maintained during the course of the works. Income forecasts for the car park will need to take into account the restricted operations during the planned 16 month construction programme. Based on 75% usage being maintained during construction works it is estimated that there will be a minimum loss of income of £141,000 which is not funded. As a worst case the reduction in income could be £410k, however, officers will work closely with the contractor to seek to maintain the reduction as close to the minimum level as possible. The exact reduction in income cannot be determined until the

6.0 RISK ASSESSMENT

- 6.1 The potential exists for cost increases to occur both during on-going design development and construction on site. Whilst the risk cannot be completely removed, the approach undertaken to date in working to secure planning consent and developing the scheme proposals to RIBA Stage D has sought to provide a degree of cost certainty by closing down the principal cost risks. Once the contract is concluded with the contractor, the vast majority of the remaining design and construction risks are transferred to the contractor. However, should the tendered costs come in above the budget then a cost evaluation exercise will be undertaken to bring the tenders back within the allocated budget
- 6.2 There is a risk that the car park works will not be completed prior to the opening of the Arena. This risk has been reduced by including a 4 month buffer/ float period between the completion of the car park works and the Arena becoming operational and the project reporting directly to the Arena Project Board.

7.0 RECOMMENDATIONS

- 7.1 Executive Board is recommended to:-
- i) Approve design and cost freeze at RIBA Stage D for the proposed improvement and backlog maintenance works to the Woodhouse Lane Multi Storey Car Park.
 - ii) Subject to the tender sum for the proposed works being within the budget available, to approve the letting of the contract and the incurring of expenditure of £5,806,500 from existing budget provision (Capital Scheme No 13307/WHL/000) on the proposed design and subsequent improvement and backlog maintenance works to the Woodhouse Lane Multi Storey Car Park

Background Papers:

Stage D Report, Woodhouse Lane Car Park Maintenance and Improvement Works, August 2010
Procurement Report to Arena Project Board 19 May 2010