

Agenda Item No:

Report to: Charity Committee

Date of Meeting: 10 December 2012

Report Title: Pelham Place Car Park - Repaving and Additional Spaces

Report By: Virginia Gilbert
Head of Amenities, Resorts and Leisure

Purpose of Report

To report the results of contract tenders and seek agreement to the appointment of a contractor for repaving and extension of Pelham Place car park

Recommendation(s)

1. That the contract is awarded to tenderer 4

Reasons for Recommendations

The Charity Committee agreed in July 2012 that tenders should be sought for repaving and extending Pelham Place car park. Tenders have been received and evaluated. All tenders met our criteria and officers recommend that tenderer 4 is awarded the contract as the lowest priced tender..

Background

1. Pelham Place car park is a busy and popular car park situated on the seafront in Hastings adjacent to the beach. The car park surface was constructed 25 years ago and expected to last 15 years. It has performed very well but the increasing appearance of potholes indicates that resurfacing is necessary now. A new surface will have a life of 15 to 20 years.
2. Preliminary designs indicated that it would also be possible to add 22 spaces at Pelham Place.
3. The Charity Committee agreed, at its 2 July 2012 meeting, that tenders should be sought for repaving and extension of the car park.

The Scheme

4. The plan area of the existing car park is approximately 7400m². The area of the proposed extension works is approximately 970m² and this extension together with standardising the existing aisle widths will create an additional 22 car parking spaces.
5. There will be a net loss of approximately 18 motorcycle spaces (there are approximately 53 existing motorcycle spaces).
6. Plans of the current layout and proposed scheme are attached as Appendix 1.
7. The proposed scheme will include;

Excavation, possible sub-grade stability, new kerbs, concrete cobbled perimeter bund to match the existing, surfacing to create a new parking area on the existing grass/planting areas and part of the adjacent footway on the northern boundary of the car park.

New drainage channels and adjustments to the existing drainage system. Re-positioning of some of the existing paving, two of the lighting columns and affected street furniture. Plane areas of existing surfacing adjacent to kerbs and block paved areas, adjust levels of existing ironwork and then overlay the whole car park with a new wearing course and complete with lining/markings out the parking bays.

8. A number of existing utility services are situated within the proposed extension area. Some trial holes have revealed that those inspected should not need diverting or lowering but there is the possibility of other services not shown on the existing plans that will require this adjustment.
9. Development Control have confirmed that Planning Approval is not required for this scheme.
10. Tenders have been received from six Civil Engineering Contractors that are registered with Constructionline.

11. Construction works are programmed to commence in early February 2013 for 8 weeks so that there is the opportunity to complete the project before the Easter holidays.
12. It will be necessary for the contractor to provide a traffic management plan as the car park will still be operational during the construction period.

Financial Implications

13. Pelham Place car park is used reasonably consistently on a year-round basis (60% of annual usage from April to September). We estimate the annual income from the additional spaces at £10,000-£15,000.

14. The tenders have been evaluated and are summarised as:

Tenderer Number:

1	£229,149.34
2	£238,789.85
3	£244,638.25
4	£217,143.43
5	£219,290.59
6	£233,616.85

Recommendation

15. The Charity Committee is asked to agree to the appointment of Tenderer 4 as the lowest price tender.

Wards Affected

Ashdown, Baird, Braybrooke, Castle, Central St. Leonards, Conquest, Gensing, Hollington, Maze Hill, Old Hastings, Ore, Silverhill, St. Helens, Tressell, West St. Leonards, Wishing Tree

Area(s) Affected

None

Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

Background Information

Current and proposed layout plans

Officer to Contact

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Note: The Appended current and proposed layout plans are published on the Hastings and St Leonards Foreshore Charitable Trust web pages, or from the following link:

http://www.hastings.gov.uk/community_living/foreshore_trust/