

REPORT TO CABINET

REPORT OF: TREVOR BURDON
HEAD OF PROPERTY SERVICES (DESIGN)

REPORT NO. PRO.443

DATE: 9 MAY 2005

TITLE:	MULTI-STOREY CAR PARK, WHARF ROAD, GRANTHAM
FORWARD PLAN ITEM:	YES
DATE WHEN FIRST APPEARED IN FORWARD PLAN:	15 TH April 2005
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	POLICY FRAMEWORK - BUDGETARY PROVISION

COUNCIL AIMS/PORTFOLIO HOLDER NAME AND DESIGNATION:	COUNCILLOR RAY AUGER ENVIRONMENT (CAR PARKS)
CORPORATE PRIORITY:	ASSET MANAGEMENT
CRIME AND DISORDER IMPLICATIONS:	MINIMAL
FREEDOM OF INFORMATION ACT IMPLICATIONS:	MINIMAL
BACKGROUND PAPERS:	PRO.312 (18 APRIL 2004)

1. INTRODUCTION OR SUMMARY

The Council's Capital Programme for 2005/06 includes the sum of £140,000 for the provision of a new waterproof protective coating to the upper two levels of the Wharf Road Car Park, Grantham.

Report No. PRO.312 (18 August 2004) described the problems resulting from failure of the existing protective coating and established the need for the work.

Tenders received which include for other works associated with the introduction of movement joints, testing of parapet walls and the provision of crash barriers, confirm that a budget provision of £215,000 will now be required.

Approval is sought for the increased budget and as a result, approval to accept the lowest tender received for carrying out the works.

2. RECOMMENDATIONS

- a) That the Capital Programme budget provision be increased from £140,000 to £215,000.
- b) That the lowest tender received from Matrix Solutions Ltd of Bristol in the sum of £205,865.00 be accepted.

3. DETAILS OF REPORT

Non-Key Decision Report No. PRO.312 dated 18 August 2004 reported the deteriorating condition of the waterproof surfacing to the upper two decks of the multi-storey car park at Wharf Road, Grantham. At that time the budget approved for repairs of £140,000 was thought to be sufficient based upon preliminary investigation and advice from contractors licensed to install the specialist waterproof membrane proposed.

Subsequent work has identified a number of additional repairs and improvements that are now recommended for inclusion in the project and the cost of these together with the inflationary effects on tender prices during the last year or so has increased the total project cost to £215,000 as follows:-

Basic resurfacing work	£140,000
Crack Inducement in concrete decks	£23,000
Edge Protection Kerbs	£3,500
Edge Barriers	£25,000
Load Testing	£3,000
Wall Painting	£3,000
Cost Increase	£7,500
Administration/Supervision	£10,000
	£215,000

Tenders were invited from three specialist contractors licensed to install the proposed TRIFLEX surfacing system and the lowest received is from Matrix Solutions Ltd of Bristol in the sum of £205,865.00.

The additional works include for the introduction of movement joints between each of the structural deck elements and for substantial reinforcement of the surfacing material above. This will ensure that the movement in the deck can be controlled and will not result in excessive localised expansion and tearing of the deck surfacing as has occurred with the existing surfacing material.

The additional costs also include for load testing of perimeter walls and the introduction of crash barriers to prevent accidental damage by vehicles. There have been some incidences of vehicles bursting through perimeter walls at car parks around the country and a report produced by The National Steering Committee for Inspection of Multi-Storey Car Parks recommends testing of perimeter walls and installation of barriers where necessary as part of maintenance work. It should be noted that if the load testing indicates that barriers are required then it is essential that they are installed as part of the proposed resurfacing work. This will avoid the unnecessary damage to the surfacing membrane and consequent problems with the surface guarantee caused by retrospective fixing of barriers at a later date.

Completion of the entire works should be possible within a four to six week period depending upon the weather, and during this time it will be necessary for both top deck levels to be closed for public access.

4. OTHER OPTIONS CONSIDERED AND ASSESSED

Further delays in providing a new waterproof deck coating will accelerate the possibility of long term deterioration of the concrete deck due to the ingress of water and aggressive road salts.

There are various proprietary surfacing systems available but many rely entirely upon the elasticity of the deck coating to accommodate movement in the structure. This has been shown to be insufficient by the failure of the current surfacing applied in the late 1990's. The TRIFLEX system now proposed includes for a substantial reinforcing layer bonded into the material and has an established track record of performance at similar sites across the country.

5. COMMENTS OF DIRECTOR OF FINANCE AND STRATEGIC RESOURCES

The Council approved its budget for 2005/2006 in February 2005. This contained a specific provision relating to the multi-storey car park and a general provision of £800,000 relating to existing assets.

Further deterioration could result in closure of the car park with a subsequent loss of income to the Council, in addition to increasing remediation costs.

The additional financing requirement could come from the existing assets general provision but this would leave less available for other assets.

6. COMMENTS OF CORPORATE MANAGER, DEMOCRATIC AND LEGAL SERVICES (MONITORING OFFICER)

No comments.

7. COMMENTS OF OTHER RELEVANT SERVICE MANAGER

No comments.

8. CONCLUSIONS

Replacement of the car park deck waterproof membrane must be carried out in order to prevent further water ingress and potential damage to the main concrete structure.

In addition, it is appropriate to introduce movement joints to control further movement and to check parapet walls and install crash barriers in accordance with guidelines published by The National Steering Committee for the Inspection of Multi-Storey Car Parks.

The cost of the works proposed exceeds the current Capital Budget provision of £140,000 by £75,000 and, therefore, it is recommended that approval be given for the additional funding so that the lowest tender received from Matrix Solutions Ltd in the sum of £205,865.00 can be accepted.

9. CONTACT OFFICER

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