

ADENDA ITEM 9i**General Manager's Overview**
MONTHLY REPORT FEB 23
Council Project based Summary**Cost Code 109 4823 Guildhall Refurbishment**

Project update:

- Arrangements have been put in place for remote monitoring of the fire alarm and intruder alarm systems with associated electrical works completed.
- A service of the building management system has been completed, which has included some modifications, such as relocating the external sensor and options regarding yearly remote monitoring contracts are being reviewed.
- Localised leaks have been investigated and the necessary remedial works completed, including redecoration of previously damaged areas.
- A picture rail in the Robing Room has now been installed which can accommodate art work displays.
- The TTC door entry system is now fully operational.
- Outstanding works include flood board delivery and labelling, redecoration of 2nd glass door checker plate, and installation of door furniture for the internal communal areas.
- Productive meetings have been held with a representative of THT to discuss arrangements such as fire, security and lone working.
- Discussions are on-going regarding arrangements for the anticipated re-opening of the Gateway Centre, which THT have scheduled for April 23.
- TTC are supporting the delivery of some events previously booked by THT via the market and events team and our leading on a civic event booked for the Guildhall.

Market Road retaining wall

Project update:

- Expressions of Interest were advertised on Contract Finder on 24th Jan with five compliant returns received on 6th Feb 23.
- Tender returns are due on 9th March. Subject to tender analysis/costs, it is intended to hold a Special Council meeting week commencing 20th March to formally let the contract.
- A Flood Risk Activities Permit (which can take up to 12 weeks) will need to be secured from the Environment Agency by the successful tenderer to be able to commence work in June 23.
- It is expected that tender returns will be significantly over budget based on pricing against the full tendered scope of

works, recognising the challenges with designing the cofferdam.

Guildhall toilets provision

Project update:

- Still awaiting quotations from contractors regarding the agreed scope for refurbishment improvements which will form the basis for negotiations regarding the transfer of the asset. It has been agreed that the transfer of the asset will not happen until an agreement specific to shared costs has been reached, along with receiving assurances around cleaning regime agreed standards and that monitoring arrangements and interventions are appropriate to ensure cleaning standards compliance. Note: there are on-going Officer concerns regarding the cleanliness and condition of the Guildhall toilets.
- Discussions are on-going regarding improving signage within the car-park specific to enforcement with a way forward in principle agreed.

Town Hall external works

Project update:

- There has been a delay with advertising the tender documents. They have all now been completed and split into three sections which include:
 - 1) Mayors Parlour roofing works and stonework elevation repairs
 - 2) North entrance RWGs modifications
 - 3) Rear fire escape modifications above Neals Yard
- Item one will be advertised on Contract Finder week commencing 27th February as a formal tender while items two and three are being treated as small works contracts.
- Item one full scope of works will be significantly over the allocated budget but has been procured to allow for disaggregating works, with the primary focus on remedial repairs to the Mayors Parlour roofing envelope.
- Tender return date will be early April 23.

Bannawell play provision

Project update:

- Refer to Works Manager Report re: update on play-park project. It is worth noting that the section 106 money actually needs to be spent by June 24, not previously reported date of Sept 23.
- Discussions are on-going with DCC re: drainage/flooding issues with a commitment by DCC to carry out some significant clearance and investigatory works at the main culvert, which will then lead to next steps negotiations.

Museum Structural Works

Project update:

- The structural engineers undertook ground investigations to assess the loading capability of the existing floor slab for the temporary works. It has been identified that the slab does not have the necessary load bearing capacity and therefore the temporary structural design is being modified to incorporate piles and spreader plates. The impact of these investigations and associated design modifications has delayed the advertising of tenders and will inevitably increase the future tendered sum for delivery of the temporary works to replace the structural beams. It is hoped that we will be in a position to advertise on Contract Finder by the end of week commencing 6th March 23.

Upgrade of lightning conductors

Project update:

- Works to install 6 of the 12 copper lattice matts locations has been scheduled for week commencing 13th March, spread over two weeks. This includes an external contractor lifting the historical granite slabs, TTC works depot excavating the pits, AC Archaeology undertaking a watching brief, Dawsons installing the copper lattice matts and carrying out the associated upgrade works and an external contractor reinstating the granite slabs on completion. The pits being carried out under phase one are on the rear of the Town Hall and rear of Duke Street under the colonnade.

Operational Update

- A meeting was held with a working party of THT to discuss a wider scope and grant funding specific to maintaining the Betsey Grimbals Tower and parts of the Abbey Remains, along with exploratory investigations, refer to briefing note at next BPC Committee.
- A productive meeting was held with WDBC regarding future partnership arrangements specific to Goose Fair, with a follow up meeting planned for March 23.
- Agreement has been reached with Tavistock BID re: use of Bedford Square, Guildhall car-park for the Coronation celebrations.

Yours Sincerely



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