

ADENDA ITEM 8i***General Manager's Overview***
MONTHLY REPORT JUNE 23
Council Project based Summary***Guildhall Refurbishment***

Project update:

- Progress has been made in relation to the agreed programme for completion with a further contractual payment being made with key works being progressed, e.g. flood board manufacture.
- Detailed extensive discussions are on-going specific to current and future partner arrangements. This includes arrangements specific to fire evacuation procedures in relation to single and co-occupation scenarios. The security alarm system has also been reprogrammed and partners have been advised of arrangements/expectations.

Market Road retaining wall

Project update:

- The contract has been let to AD Williams for the sum of £286,533.00.
- Members have been previously appraised of the letting of the contract, welfare and site set up arrangements, duration of the contract, changed methodology in relation to such aspects as cofferdam design and communications strategy.
- The Flood Risk Activity Permit was secured on 26th May which meant works could proceed with AD Williams taking possession of the site from 30th May.
- The cofferdam was installed over the duration of week commencing 5th June with de-minimis issues regarding road closure/access arrangements. Unfortunately, the cofferdam is not performing as anticipated which means that a further road closure is required on 16th June to modify the design and split the cofferdam into three discreet sections to facilitation prioritisation of works within the challenging timeframe. It is worth noting that there has been a number of interventions, outside of the control of AD Williams, stipulated from the Environment Agency which will almost certainly have implications on overall project costs. Project cost aspects will be negotiated late June between AD Williams and the client to agree a pragmatic and fair approach for both parties.

Guildhall toilets provision

Project update:

- A detailed quotation for the refurbishment of the Guildhall toilets should be received by week commencing 19th June as there has been delays in securing the resurfacing costs regarding the public realm enhancement. This will form the basis of discussions/negotiations around shared funding specific to facilitating the potential transfer of the asset. No formal date has been set yet with WDBC to discuss next steps due to the delay in receiving the above quotation.

Town Hall external works

Project update:

- The contract has been let to RM Builders for the sum of £225,834.86 with a completion date 29th September 23, including enhanced liquidated damages to discourage project overrun in light of implications to Goose Fair, Christmas lights, Trees of Light impacts etc if the scaffolding was still in-situ.
- Positive progress has been made in relation to scaffold erection with that element scheduled for completion by 23rd June. The scaffolding has been modified and extended to facilitate undertaking cornice repairs at the same time to the museum side elevation.
- It has been agreed that RM Builders can house a compound on Market Rd, adjacent to the Guildhall toilets and they are using 1 Market Rd for welfare.
- Where the scaffolding has been signed off, positive progress has been made in removing pointing and historical plaster repairs and a second meeting with WDBC Conservation Officer is scheduled for week commencing 19th June to finalise methodology around pointing mix/colouration and extent of stone plaster repairs/replacement.

Bannawell play provision

Project update:

- Awaiting feedback from WDBC regarding the grant application for S106 funding before the contract can be let to the preferred tenderer. It is hoped that confirmation will be received within the next two weeks.
- The Council is working on a strategy to implement co-production initiatives with community partners to further enhance the facility, e.g. boundary wall mural/surfacing and access improvements/natural hedging.
- Discussions are still on-going with DCC re: drainage/flooding issues.

Museum Structural Works

Project update:

- The contract has been let to AD Williams for the sum of £59,984.00 plus contingencies.
- A Pre-Start Meeting was held on 23rd May 23 with the agreed start date being 19th June 23, with a 10-week contract duration.
- It has been agreed that AD Williams will take possession of the car-parking bay closest to Court Gate Arch for the duration of the contract and will have space on Market Rd for a skip if required.
- All preparatory works have been completed by the landlord and tenant to facilitate safe possession of the site by the principal contractor. Week commencing the 19th, internally, the working zone will be segregated and sheeted to make it dust proof, all services will be removed within the temporary works zone and the internal wall adjacent to the main entrance will be removed. The second week will include laying temporary foundations, further opening up works in preparation for the temporary structural infrastructure to facilitate the removal of the timber beams.

Operational Update

- Update in relation to the schedule for bus shelter replacement under the term of the agreement with Fernbank Advertising: 5 out of the 11 bus shelters have been replaced, including the installation of the sedum living roofs, with the remainder to be replaced by the end of 2023. The two new bus shelters near Lidl's junction will have seating installed shortly.
- Discussions are ongoing regarding the approach to rectify resin degradation in Guildhall car-park on 5 bays, where there is a 10 year warranty.
- Ongoing discussions are being held with BID, Tavistock Lions, Tavi Fringe and Tavistock Pride about various up and coming events during the summer months that TTC are involved with supporting in different ways as a partner organisation.

Yours Sincerely



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