

## CABINET MEETING – 5TH OCTOBER 2011

### EXECUTIVE SUMMARY SHEET – PART I

**Title of Report:**

Vaux Site Interim Works Phase 2- Appointment of Contractor

**Author(s):**

Deputy Chief Executive

**Purpose of Report:**

The purpose of this report is to obtain Cabinet authority to award the contract for the Vaux Site Interim Works Phase 2.

**Description of Decision:**

Cabinet is recommended:

To authorise the Deputy Chief Executive to award the main works contract for the Vaux Site Interim Works Phase 2 to, Sunderland City Council, City Services, following the completion of a competitive tender process which has been undertaken.

**Is the decision consistent with the Budget/Policy Framework?** Yes

**If not, Council approval is required to change the Budget/Policy Framework**

**Suggested reason(s) for Decision:**

The Vaux Site Interim Works project is identified in the Strategic Investment Plan as a key element of the regeneration of the City Centre.

**Alternative options to be considered and recommended to be rejected:**

Now that the site is in Council ownership it is important to make progress to improve the condition of the site. Taking no action would fail to realise the interim benefits that can be achieved on such a prominent site, pending its redevelopment.

**Is this a “Key Decision” as defined in the Constitution?**

Yes

**Is it included in the Forward Plan?**

No

**Relevant Scrutiny Committee:**

**Environment and Attractive City Scrutiny Committee**



**VAUX SITE INTERIM WORKS PHASE 2 - APPOINTMENT OF CONTRACTORS**

**REPORT OF THE DEPUTY CHIEF EXECUTIVE**

**1.0 Purpose of Report**

- 1.1 The purpose of this report is to obtain Cabinet authority to award the contract for the Vaux Site Interim Works Phase 2

**2.0 Description of Decision**

- 2.1 Cabinet is recommended:

To authorise the Deputy Chief Executive to award the main works contract for the Vaux Site Interim Works Phase 2 to Sunderland City Council, City Services, following the completion of a competitive tender process which has been undertaken.

**3.0 Background**

- 3.1 The former Vaux Brewery site came into Council ownership in February 2011. Council approved funding for a project of interim remediation on 2 March 2011 as part of the capital budget for 2011/2012.
- 3.2 Following the demolition of the former brewery by the previous owners, Tesco, the site had been levelled to a loose state with spread demolition material and ground obstructions in the form of hard standings and roadways remaining; and with contaminated material present on the site.
- 3.3 Remediation of the site serves two purposes. First, the removal of contaminated material and breaking up of demolition residue means that a clean site would be available for handover for redevelopment purposes. Secondly, pending master planning, marketing and redevelopment the appearance of the site can be greatly improved at this important gateway to the city centre and consideration can be given to appropriate temporary uses.
- 3.4 Following confirmation that funding had been secured, the Vaux Site project team has progressed detailed designs for the project and submitted a planning application which was approved on 6 September 2011. The scheme includes the following main elements:
- A temporary metered car park for 170 cars and 9 coaches at the west end of the site with lighting and CCTV; the coach parking being of particular benefit to the Empire Theatre.
  - Topsoiling and grass seeding to create a temporary public open space for informal recreation and potential use as an events space, approximately 2.5 hectares in size (6 acres).
  - New footpaths across the site connecting routes to the Galley's Gill footbridge and St Mary's Car Park

- Removal of the existing mounds containing asbestos to a licensed tip.
- 3.5 The first phase of works to clear vegetation and crush rubble in-situ has already been carried out. The demolition of the existing building is the subject of a separate tender and order.
- 3.6 For the main contract, expressions of interest were sought in June 2011. The Council received 32 expressions of interest, from which 7 contractors were short-listed to submit tenders. One submitted tender was invalid as it was incomplete. Sunderland City Council, City Services has been selected on the basis of the lowest cost, valid tender. The price of the proposed contract is £1,385,176.92.

#### **4.0 Reasons for Decision**

- 4.1 The Vaux Site Interim Works project is identified in the Strategic Investment Plan as a key element of the regeneration of the City Centre.

#### **5.0 Alternative Options**

- 5.1 Now that the site is in Council ownership it is important to make progress to improve the condition of the site. Taking no action would fail to realise the interim benefits that can be achieved on such a prominent site, pending its redevelopment.

#### **6.0 Relevant Considerations**

- a) Financial Implications – The funding requirement for main contract works of £1,385,176.92 is provided for in the approved Capital Programme.
- b) The works include the grounds maintenance works until September 2016 excluding litter picking. The car park revenue will be sufficient to cover the running costs of that part of the scheme.
- c) Legal Implications – Clause 9.0 Section 2 of the Local Government Act 2000 provides local authorities with a power for the promotion or improvement of the economic, social or environmental well being of their area.
- d) Policy Implications - The Vaux Site Interim Works forms part of the wider City Centre regeneration initiatives which are in line with the objectives of the Sunderland Strategy and Economic Masterplan.
- e) Project Management Methodology – the delivery of the project uses the Council's standard Prince2 methodology.

#### **8.0 Background Papers**

- Council agenda and minutes 2 March 2011
- Council's Invitation to Tender