

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member (for consultation purposes):	Councillor Gillian Campbell, Cabinet Member for Tourism and Culture
Report Author (Officer name and title):	Susan Ashworth, Project Manager Blackpool Museum Project
Implementation Date of Decision:	6 January 2021

Showtown Museum Base Build Conlon Construction

1.0 Purpose of the report:

- 1.1 To seek approval to contract Conlon Construction Ltd to provide the base build for Showtown.

2.0 Recommendation(s):

- 2.1
- i. To approve the Council entering into formal contract with Conlon Construction Ltd for the base build work on the Showtown Museum.
 - ii. To approve the placing of an order with Conlon Construction Ltd whilst the formal contract is being completed.

3.0 Reasons for recommendation(s):

- 3.1 Conlon Construction Ltd (Conlons) has been working with Blackpool Council and Buttress Architects since their selection as the preferred contractor for the Showtown base build.

The base build budget stands at £3,737,744 (including inflation but excluding contingency). Conlons produced a costing against the specification and undertook a first review of this to check if any easy savings might be feasible. These were considered and further options were explored. Conlons; have worked hard with the Blackpool Museum Project (BMP) team and have presented their final costings.

BMP is satisfied with a range of proposed adjustments to the specification and the savings options these bring. BMP is suitably assured that these will not reduce the quality of the Showtown offer. The agreed contract price with Conlons is £3,715,167.

In tandem with Conlons' work, the shop fit out package needs to be brought into calculations, as these costs are included within the basebuild budget. The shop fit out

contract has been awarded to Concept Design. The total cost of the retail fit-out (including design fees) is £88,602.

With the agreed adjustments to the base build specification and the costs of the shop fit out are brought together the final position is that the basebuild cost is £66,215 over budget.

Conlons also identified two further elements that could reduce costs further.

The toilet cubicles - the BMP team feels this would adversely affect the quality of Showtown's bespoke design approach and could affect visitor satisfaction levels. Consequently we have not accepted this change at the present time.

The revolving door at the museum entrance – it is possible that a cheaper option could be sourced from an alternative supplier. However it is not possible to establish this until Conlons are working on site and accurate measurements are available. Consequently this potential saving remains on the table at the present time.

The BP team is impressed with the professionalism of Conlons throughout this process and is keen to move to the next stage of contracting Conlons' services.

As there have been delays to the programme, due to missing information from the developer, BMP is also requesting that approval be given to placing an order with Conlons whilst the contract is being drawn up. This will enable preparation work to proceed so that work on site can start at the earliest opportunity.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

None

4.0 Council Priority:

4.1 The relevant Council Priority is;

- "The economy: Maximising growth and opportunity across Blackpool"

5.0 Background Information

- 5.1 The Council is creating a brand new museum (Showtown) for Blackpool and for the nation. It will be a fun and interactive Museum about why Blackpool is famous and what it is famous for; a celebration of Blackpool's unique place in the story of British popular culture and entertainment.

Showtown will be based in the former Sands Entertainment Venue on Blackpool Promenade and is part of a larger redevelopment of this major landmark building on Blackpool Promenade, conducted in partnership with a private developer Coolsilk Property and Investments Limited. It will occupy part of the ground floor level and majority of the first floor level. Part of the basement level and roof level is being used for the servicing of Showtown along with riser access through developer occupied spaces.

On completion of the whole project, the space will be a fully operational interactive museum providing an entrance for visitors, visitor shop, exhibition spaces, temporary exhibition gallery, learning space, ancillary visitor facilities along with back of house spaces for the Showtown operational team.

The project is split into two phases; these being base build works and exhibition fit out works. This document relates to progressing with the base build works.

- 5.2 Does the information submitted include any exempt information? No

List of Appendices:

None

6.0 Legal considerations:

6.1 None

7.0 Human Resources considerations:

7.1 None

8.0 Equalities considerations:

8.1 Relevant elements of the base build design package have been reviewed by BMP's Access Forum and an external Access Consultant – Phil Chambers Consultancy – to ensure that the exhibition meets the needs of the widest possible audience.

9.0 Financial considerations:

9.1 It should be noted that the the basebuild fit out costs as they currently stand are

£66,025 over budget. This is within the context of a £3,737,744 basebuild budget.

The project has been successful in achieving funding from a variety of sources including National Lottery Heritage Fund (NLHF), Northern Cultural Regeneration Fund (NCRF), Coastal Communities Fund (CCF), Lancashire LEP Growth Deal, The Council and fundraising.

The Council have a variety of obligations to comply with relating to funding. The successful contractor will be expected to assist the client team as required throughout the project to meet the requirements of the funders.

10.0 Risk management considerations:

10.1 In order to minimise risk to Blackpool Council the Director of Resources has stipulated that our basebuild contract with Conlons, Coolsilk's contract with Conlons and the lease between the Council and Coolsilk, must be signed simultaneously.

In addition, within the legal documentation, our solicitor has inserted a time limit by which the initial hotel M&E works must be completed. These works need to be completed before our basebuild works can proceed. This insertion has not been agreed by Coolsilk at the present time.

11.0 Ethical considerations:

11.1 Conlons have signed the Council's Supplier Charter as part of the procurement process and are finalising a specific package of Social Impact actions with BMP.

12.0 Internal/ External Consultation undertaken:

12.1 N/A

13.0 Decision of Chief Officer

- 13.1
- i. To approve the movement to contracting Conlon Construction Ltd for the base build work on the Showtown Museum.
 - ii. To approve the placing of an order with Conlon Construction Ltd whilst the formal contract is being completed.

14.0 Reasons for the Decision of the Chief Officer

14.1 This decision enables the Showtown project to progress to base build construction.