

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Neil Jack, Chief Executive
Relevant Cabinet Member (for consultation purposes):	Councillor Lynn Williams, Leader of Blackpool Council and Cabinet Member for Tourism and Culture
Report Author (Officer name and title):	Susan Ashworth, Project Manager Blackpool Museum Project
Implementation Date of Decision:	10 August 2021

Showtown Museum Base Build

1.0 Purpose of the report:

- 1.1 To provide updated information for renewed approval to contract Conlon Construction Ltd for 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.

A previous ONKD to enter into contract with Conlons was approved in January 2021. However, as the project was unable to proceed at this point, the contract was not let. With the lapse of 8 months, the costings provided by Conlons were no longer tenable. Conlons were asked to review the costs in line with the recent period of inflation in the building sector. They were also asked to revise their base build programme.

The base build costings now stand at £3,949,068 (including inflation but excluding contingency). Conlons had revised their January costings against the specification. These costs were scrutinised for any possible savings that would not impact on the quality of the project. The sum, above, takes account of/includes £43,571 of

identified savings against Conlons August re-costing.

NB There is a commitment to work hard during the delivery phase to seek other savings that do not impact on the overall quality. As mentioned in the previous ONKD, there may be some opportunities for some further cost reductions with the revolving door at the museum entrance.

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

To ensure that there are no further delays – with possible material cost increases - BMP is also requesting that approval is given to place 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 & 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 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 the previous iteration of this ONKD, in order to minimise risk to Blackpool Council, the Director of Resources has stipulated that our base build contract with Conlons, Coolsilk's contract with Conlons and the lease between the Council and Coolsilk, must be signed simultaneously. However, Coolsilk are not yet in a position to move to contract with Conlons on their Hotel work.

In order to mitigate for this situation and potential risks to the programme, all essential works needed for Showtown to open to the public (that are the responsibility of Coolsilk) have been identified. An agreed approach to deal with such works has been included in the legal documents and has been accepted by Coolsilk. These include various M&E works, fire evacuation facilities etc. If Showtown is ready to open before the Hotel, arrangements have been put in place to enable this to happen smoothly.

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.