

CENTRAL MARKET ROOF REPAIRS

**Lodged au Greffe on 26th March 1991
by the Public Services Committee**



STATES OF JERSEY

STATES GREFFE

160

1991

P.47

Price : 50p

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

to refer to their Act dated 20th June 1989, and to approve revised costings for the repair and redecoration of the Central Market roof, contained in the report, dated 8th March 1991, of the Public Services Committee.

PUBLIC SERVICES COMMITTEE

NOTE: Should the States adopt this proposition, the Finance and Economics Committee will include the relevant funds in the April Supply Day requests.

REPORT

In April 1986 the then Public Works Committee commissioned a structural survey of the roof and walls of the Central Market, by consulting engineers Ove Arup and Partners. The report which was presented to the Committee in February 1987 identified a number of areas in the stone, steel and woodwork that had deteriorated to the extent that repair or replacement was required.

It is important to note that the survey was undertaken using very limited means of access to the roof, as the use of scaffolding and any destructive testing was prohibited. Ladders and a hoist were used in order that a visual assessment could be made.

A report and estimate of costs, based on the Ove Arup survey, was considered by the Public Works Committee in April 1989, and presented to the States in a report and proposition (P.88/89) which was approved on 20th June 1989. A sum of £337,000 was included by way of a revenue vote in the 1990 budget for repair works, together with £43,500 for redecoration.

The newly formed Public Services Committee engaged Ove Arup to formulate a contract for the works, and in September 1990 entered into a management contract with Higgs and Hill Management Contracting Limited in the sum of £326,200. Work actually began on the project in October 1990.

Contract works

In the interests of economy and minimising inconvenience to the market traders and general public, the works were programmed to be undertaken in three phases, each phase to occupy approximately one-third the area of the roof.

With the aid of a full working platform, erected for Phase I works, it was possible to undertake a full updated survey of this area. Extensive deterioration and structural damage was identified requiring substantial structural support to the roof structure, far in excess of that indicated in the 1987 report.

Various sub-contracts were entered into, following tenders for various aspects of the works, with local contractors. Obtaining competitive tenders proved extremely difficult as many contractors refused to submit a tender, following their inspections of the site and nature of the works.

As more information became available both on the extent and nature of the works and the costs required for their repair, the consulting engineer was able to produce a revised estimate for the Phase I works. Based on this information revised estimates for Phases II and III were produced.

The revised estimate produced at 31st January 1991 amounted to approximately £900,000 giving an excess of £519,500 over the finance presently voted for the works. It must be appreciated that this sum was based on the evidence of works identified in Phase I, as a thorough investigation into Phases II or III is not possible until the working platform is moved into these areas.

In view of the above, the Committee wishes to seek the sum of £519,500 by way of a supplementary vote of credit on the April 1991 Supply Day.

8th March 1991.