

Item 10 Resources Committee 9th June 2021

TODMORDEN WHEELSPARK

UPDATE REPORT AS AT 1st June 2021

Additional drainage /land stability works

These were identified in week 2 of the project as key issues to resolve early in the project.

Commitment was given immediately on an approximate cost basis to prevent any delay in progress to install a geotextile membrane to provide land stability ahead of stone foundations being laid.

Drainage

Revision of this has involved the need to decide exactly what is now required over and above the original tender drainage works and after adjusting for some items no longer required and introducing new items a total variation to contract value of £6,349 has been agreed.

This is to be met from the contract contingency of £10,730.

Description	Cost (GBP)
Establishment charges	
Heras style fencing (inc. feet and double clips)	215
Chapter 8 Road Barriers	185
Sub-total	400
Ground works	
Drainage to MH9	
Breaking into MH9	1,154
Installation of 4m 150mm twin wall pipe (inc plant, labour & materias)	634
Supply and install land drain 30m (on southwest side)	1,354
Supply and install 800mm x 1000mm storm culvert with lockable grid	2,008
Sub-total	5,149
Ground Stabilisation	
Supply and lay Geogrid combigrid	1,538
Supply and lay Wrekin Fastrack 609 Woven Geotextile 4.5 x 100 Metres	262
Sub-total	1,800
Grand Total (EX VAT)	7,349
Discount	- 1,000
Grand Total (EX VAT)	6,349

Contingency

Whilst an early draw of £6,349 seem a lot at this stage, it was always envisaged that the real unknown would be once we broke ground and found out what little we already had that was working .

The remaining elements of the contract should require little or no variation.

Shelter

We identified at the outset that ideally, we would like to keep the original shelter as part of the feature of the Wheelspark. We have managed to get it out in one piece, but it needs some attention

We have managed to source a specialist firm from Halifax to do a full refurbishment on this replacing panels etc as needed, with then finishing in a powder coated green finish.

We have agreed a price of £2,800 which will be taken out of the contingency.

Sourcing a new one altogether would have cost considerably more and required longer lead in times.

Progress Report

1. Targets achieved W/C 24/05/2021	
1. Geotextile layer complete 2. Subbase complete apart from area left for site access. 3. Cutting of formers for concrete in progress 4. Part of steel order delivered to site	
1.1 Targets for next W/C 31/05/2021	
1. Build formwork 2. Steel fixing 3. Pouring concrete	
1.2 Anything to report?	
The amount of wet weather has slowed the team down a bit. Supply chain issue with steel has also slowed progress a little bit. An extra week has provisionally been added to the schedule to account for the delays, however it is possible the team could make the time back. A quote is being obtained for turfing the bunds surrounding the wheels park. Please note the turf will need watering as the weather improves.	
1.3 Are works currently within schedule?	No
1.4 Is an extension of time required?	Yes
1.5 Has the programme been amended?	Yes
1.6 Info required from client (RFI)?	
Do you have a grounds maintenance person who can water the turf?	
1.7 Record of any amendments to site H&S file	
N/A	

Weather conditions and impact

The week commencing 24th May saw heavy rainfall. Working in this would dirty foundations already laid plus the chance of machinery being bogged down was a real risk.

A decision was made to suspend all groundwork with the some forming of structures works starting to take place and reinforced steel structures being made.

We have lost to date 5 working day owing to bad weather but if we experience a run of good weather, especially when working with the concrete pours it is hoped to make back this lost time.



Valuation 2

Payment Application_Todmorden Skatepark_Todmorden Town Council

Item	Description	QTY	Units	Rate	Value Ex VAT	Val 1 05/05/2021		Val 2 19/05/2021		
1.0 Contractor Preliminaries										
Preliminaries- including site set up , security , fencing,										
1.1	ground protection, measures, examination of existing drainage and adjacent manholes	1	Item	36,212.00	36,212.00	62%	22,498.52	65%	23,537.80	
1.2	Supply and install 90 lin m of track matting access road	90	lm	228.61	20,575.00	0%	-	100%	20,575.00	
2.0 Site Prep & Groundwork										
2.1	Removal and disposal of existing metal skating structures and removal only of existing metal youth shelter	1	Item	3,000.00	3,000.00	0%	-	60%	1,800.00	
2.2	Undertake all necessary excavation work and carry out a proof roll of the proposed footprint	1	Item	29,324.00	29,324.00	0%	-	0%	-	
3.0 Construction & Landscaping										
3.1	Supply and install in situ concrete surfacing to form base of wheelspark	1	Item	-	-	0%	-	0%	-	
3.2	Supply and install in situ concrete structures for wheelspark , including ramps,spines grindrails,platforms , street sections	1	Item	98,473.00	98,473.00	0%	-	0%	-	
3.3	Supply and install 118m2 bitmac 40mm base course, 390mm surface course with pin kerb edging Carry out earth works to integrate wheelspark	118	m2	76.02	8,970.00	0%	-	0%	-	
3.4	superstructure into the landscape. Max 1 in 4 slope. Include topsoil, grass seeding,associated ground preperation and Tiger Mulch.	1	Item	8,995.00	8,995.00	0%	-	0%	-	
3.5	Provisional sum item - supply and install drainage system as per drainage design depicted on DRWG 001 Indicative Layout Plan	1	Item	8,970.00	7,972.00	0%	-	0%	-	
4.0 Finishing and Furniture										
4.1	supply and install 1 no galvanised steel perch rail or 2 no concrete benches (no backs) for seating	1	Item	1,080.00	1,080.00	0%	-	0%	-	
5.0 Safety inspection										
5.1	RoSPA	1	Item	495.00	495.00	0%	-	0%	-	
Total Less Contingency					215,096.00		22,498.52		45,912.80	
Contingency					10,730.05	0%	-	0%	-	
Less Previous						-	2,884.00	-	19,614.52	
Gross Payment							19,614.52		26,298.28	
Less Retentions					5%		-	980.73	-	1,314.91
Total					225,826.05		18,633.79		24,983.37	

Financial Summary

Wheelspark Payment Schedule Breakdown									
Date	Payee	Description	Net	Vat	Gross	Date paid	TTC	CMBC	Retention
18/12/20	Freestyle	Design Consultation	£1,000.00	£200.00	£1,200.00			£1,000.00	
28/10/20	Groundwork	Stage 1 and 2 fees	£2,800.00	£560.00	£3,360.00			£2,800.00	
12/11/20	Groundwork	Stage 3 and 4	£3,865.00	£773.00	£4,638.00			£3,865.00	
07/12/20	Groundwork	Stage 5 fee	£1,800.00	£360.00	£2,160.00			£1,800.00	
18/12/20	Freestyle	Investigation works	£1,000.00	£200.00	£1,200.00			£1,000.00	
26/02/21	Freestyle	Investigation works	£884.00	£176.80	£1,060.80			£884.00	
								£11,349.00	
20/04/21	Freestyle	Drainage Investigation MHL9	£1,000.00	£200.00	£1,200.00	20/04/21	£1,000.00	£0.00	
01/04/21	Groundwork	Env Ag permit disbursement	£698.00	£139.60	£837.60	07/04/21	£698.00		
23/04/21	Freestyle	Sit investigation 22nd April	£884.00	£176.80	£1,060.80	26/04/21	£80.00	£804.00	
11/05/21	Freestyle	Valuation 1 (prelims)	£18,633.79	£3,726.76	£22,360.55	11/05/21	£2,608.73	£16,025.06	£980.73
18/05/21	Groundwork	Inv 124 Stage 7 fee interim pyt	£2,500.00	£500.00	£3,000.00	19/05/21			
26/05/21	Freestyle	Valuation 2 - matting	£20,454.13	£4,090.83	£24,544.96	01/06/21		£20,574.90	£1,255.15
26/05/21	Freestyle	Valuation 2 - prelims	£509.64	£101.93	£611.57	01/06/21	£509.64		
02/06/21	Freestyle	Valuation 2 balance per payment cert	£4,019.60	£803.92	£4,823.52	03/06/21	£922.74	£3,096.86	
			£60,048.16	£12,009.63	£72,057.79		£5,819.11	£63,198.82	£2,235.88
			2020/21		Charged	2020/21		£11,349.00	
			2021/22		Charged	2021/22	£5,819.11	£63,198.82	
			Total		Total		£5,819.11	£74,547.82	

Overall anticipate project cost

At this stage inclusive of Groundwork fees which are percentage based on the total contract value of works carried out, and costs met prior to construction starting, it is forecast that the project will outturn at c £247k against budget of £250k .

