

Item 11 - TODMORDEN WHEELSPARK

UPDATE REPORT AS AT 21st July 2021

Progress

Good progress has been made to the extent that the contractors expect to finish works Friday 29th July 2021 and the break down and move off site the following week.



Variation to works outside of contract

The shelter has been successfully renovated.



This will now require a new base to be constructed (contoured to match the profile of the shelter). There will be additional tarmac surface required to run into the shelter from the pathway.

An additional pre-formed concrete bench (making three in total) has been agreed and the outdoor gym to be relocated into concrete fixing pads.

These additional items total £5,605 and have been agreed.

Landscaping

All of the mounds forming up to the Wheelspark will need to be covered in topsoil and seeded. That will clearly take time to germinate and there is the possibility that users will disturb the area around the edges of the Wheelspark and in doing so bring dirt and grit onto the surface.

There is no ideal solution other than to keep it all fenced off for approximately six weeks and allow no use.

To mitigate this the Town Clerk has agreed a figure of £600 to purchase outright enough Herras fencing panels to form a perimeter around the top edge of the structure to limit access onto the seeded areas.

After the mound have germinated and grass settled these will be removed by Parks staff and retained for their use.

They will be erected in a secure manner but we cannot avoid deliberate vandalism and potentially theft.

Handover

Once the Wheelspark has been ROSPA certified, and all equipment moved (apart from fencing as mentioned above) the Wheelspark will then be open for use.

Signage

Signs are being prepared to be put up on the back of the shelter

Budget

As we move to final certification the budget is as follows

Freestyle contract				
	Item	VAL	TO DATE - VAL 5	Bal DUE
Contract price	1.1	£36,212.00	£36,212.00	£0.00
Contract price	1.2	£20,575.00	£20,575.00	£0.00
Contract price	2.1	£3,000.00	£3,000.00	£0.00
Contract price	2.2	£29,324.00	£29,324.00	£0.00
Contract price	3.1			£0.00
Contract price	3.2	£98,473.00	£49,236.50	£49,236.50
Contract price	3.3	£8,970.00	£0.00	£8,970.00
Contract price	3.4	£8,995.00	£0.00	£8,995.00
Contract price	3.5	£7,972.00	£6,377.60	£1,594.40
Contract price	4.1	£1,080.00	£0.00	£1,080.00
Contract price	5.1	£495.00	£0.00	£495.00
Variation 1	6.1	£6,349.00	£6,349.00	£0.00
Variation 2	6.2	£5,605.00	£0.00	£5,605.00
		£227,050.00	£151,074.10	£75,975.90
Pre start		£11,349.00		
Groundwork interim stage 7		£2,500.00		
Env Ag fee		£698.00		
Groundwork est final		£5,446.75		
Shelter		£2,500.00		
estlegals		£500.00		
est signage		£500.00		
Fencing		£600.00		
total project cost		£251,143.75		

The final budget of £251,143.75 includes some estimated costs for legal, signage and groundworks final fee and will of course be dependent upon final certification of works by Groundwork and no contested final certificate.

At the start of the contract a contingency figure of £10,730 was included which has been used in terms of Variation 1 £6,379 and Variation 2 £5,605 – total £11,954 – an increase of £1,224.

Bearing in mind all of the issues regarding drainage forming a lot of Variation 1 all additional works have been to budget save for additional items Variation 2 which related in the main to our choice to refurbish the shelter and to include a third concrete bench.

Overall, at an estimated 0.45% overspend the project has been delivered on time and virtually in budget.

The additional overspend of £1143.75 will be met from the revenue provision of £1,400.

Outstanding to do

Take out All Risks Insurance c£1k

Advise EA of completion date

Finalise Legals.

Affix signage

Prepare Risk Assessments

Consider contracting for monthly sweep of surface- users may possibly do this themselves

Remove Fencing when grass taken.

Opening

It is proposed that as soon as the site is clear users are allowed on – try stopping them!!!!

We will advise by social media and encourage them to access using the tarmac pathway only to avoid any debris on to the surface.

A more formal opening ceremony will be scheduled