

Proposed Play Area, Cafe and Car Park

Stead Street, Eckington S21 4FL

for

Eckington Parish Council

T Ardern Ltd
Project Management to the
Construction Industry
19 Ravenshorn Way
Renishaw
Sheffield
S21 3WY

May 2024

Contents

- 1.0 Parties
- 2.0 Description
- 3.0 Drawings
- 4.0 Asbestos Survey
- 5.0 Power and Water
- 6.0 Planning
- 7.0 Trial Holes
- 8.0 Stage 1 Site Investigation
- 9.0 Stage 2 Site Investigation
- 10.0 Contractor
- 11.0 Preliminary Items
- 12.0 Overheads
- 13.0 Profit
- 14.0 Elements of Work and Budget Costs

Parties

Client

Eckington Parish Council
Civic Centre
Market Street
Eckington
Sheffield
S21 4JG

Architect

JVN Architecture Ltd
19 Ravenshorn Way
Renishaw
Sheffield
Sheffield
S21 3WY

Engineer

CDS
78 Wollaton Road
Beeston
Nottingham
NG9 2NZ

Project Manager/ QS

T Ardern Ltd
19 Ravenshorn Way
Renishaw
Sheffield
Sheffield
S21 3WY

Health and Safety

To be advised

Description

The site is located off Stead Street, Eckington and includes a former Youth Centre, basket ball-area, car park, paths and grassed areas.

The proposal is to demolish the Youth Centre, grub up foundations and remove, break up areas of paving and remove, cut and fill, then to build a cafe, play area, seating areas, car park (for approx 62 cars) and play area.

The site can be visited at and reasonable time.

Drawings

See JVN drawings	PL01	Location Plan
	PL02	Topographical Survey
	PL03	Proposed Site Plan
	PL05	Proposed Floor Plan
	PL06	Proposed Elevations
	PL10	Proposed Younger Play Equipment
	PL11	Proposed Older Play Equipment
	PL12	Proposed Hard and Soft Landscaping

Asbestos Survey

An asbestos survey of the former Youth Centre has been carried out. Apart from vinyl floor tiles, cement ceiling boards and other minor items that will require removing by a specialist, there is no asbestos present.

Power and Water

There is currently electric and water in the former Youth Centre.
No approaches have been made to have these disconnected.
There are currently overhead bt lines suspended off poles. These are to remain.

Footpath Diversion

An application has been submitted to re-route the public footpath around the perimeter of the site onto Back Lane to ensure the public can be kept separate from the Works.

Planning

The project is currently in for planning and a decision is due around 20th May.

Trial Holes

Six trial holes were excavated on 28th April 2024.
Apart from the different surfacing materials, all the holes showed clay from around 300mm below ground level, stiffening to hard mudstone at around 1200mm below ground level.
Cafe foundations to be strip footings.

Drainage (both foul and surface water) will be new, into the existing system in Stead Street.

Stage 1 Site Investigation

Eastwood and Partners have carried out a Stage 1 Site Investigation and Coal Mining Risk Assessment.

Stage 2 Site Investigation

CDS have carried out a Stage 2 Site Investigation.

Contract

The Form of Contract is to be decided, but the tender requires the Contractor to give lump sum prices for their Preliminaries, Overheads and Profit, based on the drawings, scope of works and work package sums.

These sums are Provisional or Prime Cost to be agreed later.

The Contractor and Project Manager to meet at least once a week to discuss the costs for the different work packages. The Contractor is to demonstrate his willingness to enter into this system of working.

The Contractor will be able to price for the work packages, but must demonstrate he is not charging preliminaries, overheads and profit twice; once in the contract and again in the package tender.

The costs of each work package to be agreed before an instruction is given to expend on each element. If a cost cannot be agreed, the work to be valued on a fair and reasonable basis by the Project Manager, or recorded on a time and material basis.

Work elements may be added or omitted.

Valuations	monthly, paid within 14 days
Retention	3%
Defects Liability Period	6 months
Insurance EL and PL	£5million
LAD`S	£400 per week or pro-rata

Programme

Out to Tender	15 th May 2024
Tender return	28 th May 2024
Analyse tenders, resolve queries and agree Form of Contractor	28 th May to 3 rd June 2024
Issue Letter of Intent	7 th June 2024
Start on Site	1 st July 2024 or to be agreed
Completion	31 st December 2024

A detailed element by element and day by day programme will be required from the contractor between 8th June and 1st July.

Preliminary Items

Based on 3 week lead-in and 26 weeks on-site

	Lead-in 3 weeks	On-site 26 weeks	Rate per week	Extension
<u>Staff</u>				
Contract Manager				
Site Manager				
Quantity Surveyor				
Buyer				
Labourer	-			
<u>Accommodation</u>				
Office				
Canteen				
Welfare				
WC				
Temp power				
Temp water				
Consumables				
Scaffolding		In work elements		
Any other items the Contractor wishes to price				

£

Overheads

Insurance

Senior management,
purchasing, admin

Pensions, etc

Any other items the
Contractor wishes to
price

£

Profit

The Contractor to state a lump sum or % figure based on the work package values stated and Preliminaries.

£

Or

%

Elements Of Work and Budget Costs

Element	£ (excl Vat)
Asbestos survey	undertaken
Ground investigation	undertaken
Set up site/ fencing/ etc	5,000
Cabins/ site accommodation	to be agreed
Tree protection	3,000
Car Park (2,000m ²)	
– dig/ fill)
– tarmac roadways)
– block/ grasscrete paving)
– drainage)
– road markings)
Demolish building, disconnect services, break up slab, etc	25,000
Break up pavings, bulk dig, grade site	15,000
Paths	20,000
Cafe (14m x 11m)	290,000
– kitchen equipment and extract	30,000
– security shutters, etc	15,000
– cycle shed	6,000
Drainage surface and foul (based on connecting to existing system)	25,000
Landscape (hard and soft)	20,000
Seating, signs, etc	8,000
Ducting for services	10,000
Security installations	17,000
Incoming electric and water supplies	30,000
Contractor`s preliminaries	to be agreed
Contractor`s overheads and profit	to be agreed
Fees	paid by others
Play equipment (direct contract?)	<u>290,000</u>
Contingency	<u>£ 969,000 excl</u>

Budget Cost

£ 969,000

The asbestos survey, bat survey, planning process have all been carried out and paid for.

The following fees will be paid direct by the client:-

Architects fees post planning

Structural engineers

H and S fees

Sap calcs

Bldg Regs ,

Arboculturist

Bio diversity

Topographical survey

Project Manager /QS fees