

EUXTON PARISH COUNCIL



Meeting: Allotment Committee Meeting

Hosted virtually via Zoom Meeting ID: 820 3480 8622 Passcode: 965900

<https://us02web.zoom.us/j/82034808622?pwd=bWNLaW5hc2hIbVZGRGo3SU9BcGldz09>

Thursday, 22nd April 2021 at 7.00 pm

A G E N D A

1. Apologies
2. Declarations of interest
- 3 Public participation
4. Minutes of the last meeting held on 30th March 2021
5. Verbal update progress with Chorley Council lease and s106 agreement process
6. Drainage works updates and ratification of the additional work on the lower section of the site
7. Tender returns, analysis and recommendation for Committee to choose the contractor
8. Any other items which need attention or research
9. Date for next meeting

Allotment Committee

1	Chris Jones - Chair
2	Eric Jones - Vice Chair
3	Patricia Fellows
4	Andy Oddy
5	John Matson
6	Katrina Reed
7	Dez Rigg
8	Aidy Riggott
9	Helen Tune
10	Steve Walker
11	Neil Hall

D. Platt

CLERK

Published: 16/04/21

6. Drainage works updates and ratification of the additional work on the lower section of the site

Committee approved contractor/prices for drainage works at the top section of the site at its last meeting at item 6.

Contractor began on site w/c 12th April. The weather has been dry and the work proceeded at pace.

When on site it was discussed that having the lower part of the site drained whilst it was dry would have been ideal. This idea was discussed with the Project Manager and Clerk with the contractors and with the Committee Chair.

Committee Chair suggested the idea to be discussed with committee members following the full council meeting on the 15th April. All Committee members remaining after the meeting discussed the work, progress and possibility of keeping the large plant on site to complete the lower section.

The quoted cost of the lower drains was £14,400 and the benefits of bringing this work forward were put forward; the weather; the plant being on site; the contractor could remain on site; the drains work then would be complete and we could monitor the effects when the weather breaks; all the drainage works would not need to be on the main Tender.

Members understood they were being asked to approve additional works outside of this meeting and it would be brought back to this committee for ratification.

Recommendation: Members to ratify the decision of the Chair, Clerk and Project Manager – discussed by and agreed by consensus of all the members of the Committee on the 15th April – to retain drainage contractors on site to do the works on the lower section of the site whilst the plant is in situ and the weather is good. The cost of the work quoted at £14,400.

Summary & Recommendations for the Allotment Groundwork's

The Working Group of the Allotment Committee considered the Tenders returned, discussed and came to a recommendation as below.

Contractor 1 Initial quotation £212K + 10% = £233K, revised to £210K + 10% = £232K a reduction of 1%. I would suggest we reject this as it is still for too expensive.

Contractor 2 Initial quotation £144K + 10% = £158K revised to £138 + 10% = £151K a reduction of 5%. This is the cheapest of all the quotations, the question remains is this too cheap and would they use all of the 10% contingency? They did not supply costs for all the sections on page one or made any suggestions as to how the council could make further savings. I would think the true cost would be £151K and possibly more as extras would be charged at a time work rate which is more expensive and we could well exceed £151K.

Contractor 3 Initial quotation £175K + 10% = £192K revised to £158K + 10% = £173K a reduction of 11%. A little more expensive than contractor 2 and gave the greatest reduction of any contractor. The extra cost here is still on the perimeter fence at over £30K where others are around the £20K figure.

Contractor 4 Initial quotation £172K + 10% = £189 revised to £155K + 10% = £170K a reduction of 10%. In the same ball park as contractor 3 and would exceed the budget.

Contractor 5 was asked at the second tender stage and initially quoted at £187K, but took the trouble to phone and discuss many of the project elements. For instance they were quoting for handmade sheds with a 10 year life which doubled the cost. It was explained that a more reasonable mass produced shed is what is required. This company was the only company to offer alternatives on the style of shed bases and fences. They had also assumed and quoted for the land to be ploughed, tilled and stone picked twice. After discussions they have reduced their quote to **£150K as a fixed cost** with no extra charges unless we specifically request them. This will be sent over in writing Monday evening.

Further costs which the council may has responsibility for

1. Office building initial cost quoted was £22.2K; however this included two toilets and a kitchen facility. The cost could be reduced depending on if the council wanted to remove the toilets and kitchen. We do not know by how much until we request a revised quote depending on committee decisions. The other option is to buy a second hand unit estimated at below £5K
2. Foul drains, this depends on a decision over the toilets and kitchen there is an estimated cost of £10K to install a foul drain but this work would have to be completed before the car park and site entrance is completed. As the committee requested we get quotes for the site to proceed without these elements the other option is either a septic tank or a composting toilet.
3. Office furniture estimated at £1 to 2K
4. Storage Container cost quoted was £3.2K. Option also to but second hand at sub £2K.
5. Electrical supply we have applied for a supply but as yet we have had no response, but a estimated cost of £5 to £8K is to be expected.
6. Water Supply the pipe has been laid at a cost of £1.6K and connection quoted at £0.6K.

Costs already incurred for the installation of the land drainage was £32K

The recommendation is to use contractor 5 for the following reasons:-

1. The price is fixed at £150K which gives the council security in knowing the final cost. If there are any mistakes within the bill of quantities for example a mistake in quantities or any hidden reason that may present itself it would be the responsibility of the contractor.
2. Local contractor.
3. Contractor 5 has work on the allotment project which would give continuity, the council has also used the contractor previously on other projects and the standard of work has been to a high standard. So we know what we will get.
4. Contractor 5 has been the only contractor to offer alternatives to reduce costs. These being using a concrete base for the sheds instead of flags and a slightly different design to the plot fences.
5. Contractor 5 has a willingness to make it a collaborative effort and engage with the council to achieve the best outcome.
6. Contractor 5 is also LCC approved and we could get references if need be.
7. Overall I think contractor 5 is offering value for money and a known standard of work.

Cllr E Jones

Recommendation: The Allotment Committee approve contract 5 for the main tendered works at £150,000.