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MINSTER ARCHITECTURE



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Ref.: 319/01

Date: 16th October 2017

Dear Joy,

Re: Toilet Block Refurbishment.

As you are aware I met with Councillor Shepherd and the Lady Mayor on Wednesday morning, I'm afraid I do not have much more information to impart since that meeting but I will set out below the bits I do have and that which I gave to Stuart and the Lady Mayor.

Programme:

Contract Start Date:	7 th August 2017
Contract Completion Date:	6 th October 2017
Revised Contract Completion Date:	3 rd November 2017

D. R. Jones have issued a revised programme, a copy of which is attached, which shows the above projected completion date, this is however dependant on EDF Energy fitting the new Electricity Meter within the two weeks they promised.

As you will see from the programme the Contractors didn't start on site until the 14th August, one week late. At that time, the hoped to be able to make up that week, however they had an issue with their timber supplier which delayed them a further week and two days. These delays are the contractor's responsibility and they have accepted that they are behind by three weeks.

Another cause of delay was the possibility of Asbestos being found on site, this caused a two-day closure, effectively a three-day delay. The replacement for the roof light was not expected and the supply and fitting of this accounts for another day. Another day's delay was incurred by the decision to strip out the tiles in the Disabled W.C. as they were in such poor condition once the existing fittings had been removed and replaced.

In total the Contractor will be four weeks overrun on the Contract Completion Date, which if invoked, the Liquidated Damages Clause, would require a £400.00 (£100.00/week) payment from the Contractor to the Council. However, as the changes to the specification and the Asbestos Survey delay account for one week of this delay, I will have to issue an extension of time for that week which will include a week of Preliminary Costs being payable to the Contractor. Their Prelim costs are £569.88per week and D.R. Jones have stated that they will not apply for the week's extension of time if the L&AD's Clause is not invoked.

I would suggest that we accede to this request as the Council would be £169.88p worse off.

I have also attached a Preliminary final account which includes the items that have been omitted along with those items that have been approved to date. There will, I'm sure be other minor items to add but I am still in discussions with D.R. Jones's Quantity Surveyor over a couple of items which he is claiming and I do not see as additional items but items that should have been included. Once these are agreed, if there are any extras I will, of course put them to you with my reasons for acceptance.

If you need anything further please do not hesitate to contact me.

Yours sincerely

Ian Pamplin M.C.I.A.T.
MINSTER ARCHITECTURE

Encl.

Refurbishment and repair at Public toilets, Wharf Lane Recreation ground				
Draft Final Account			25th September 2017	
				Agreed to date
CONTRACT SUM			£78,919.00	£78,919.00
Adjustment of PC and provisional sums				
Contingencies				
Omit - contingency sum		-£3,000.00	-£3,000.00	-£3,000.00
Adjustment of variations				
Email dated 24th August 2017				
Add - Replacement rooflight		£273.02	£273.02	£273.02
Email dated 6th September 2017				
Omit - Plywood external doors in lieu of steel doorsets		-£2,540.80		-£2,540.80
Add - additional costs in replacement of additional roof timbers		£1,197.95	Not Approved	
Email dated 11th September 2017				
Add - temp connection to pump		£200.79	Not Approved	
Add - relocation of pump control panel		£1,223.75	£1,424.54	
Add- Western Power costs for relocation of incoming mains		£1,616.41		
Add - Profit and attendance		£80.82	£1,697.23	£1,697.23
Add - Asbestos Survey		£250.00		£250.00
Add - Strip-out of Disabled W.C. Tiling & Replastering		£307.76		£307.76
		DRAFT FINAL ACCOUNT	£79,313.79	£75,906.21

DRAFT WORKS PROGRAMME

ID	Name	2017													
		August				September				October				November	
		7	14	21	28	4	11	18	25	2	9	16	23	30	6
1	Site set up	X													
2	Removal of all fire damaged materials	X	X	X	X										
3	Removal of old roof exposing timbers	X	X	X	X										
4	Renewal of roof timbers					X	X	X	X						
5	New roof felt/tiles/ridge					X	X	X	X						
6	Fascia renewal					X	X	X	X						
7	New doorways and block work walls														
8	New Velux roof light														
9	Glass block work installation														
10	Roof insulation and plaster boarding														
11	1st fix electrical works														
12	1st fix plumbing works														
13	Renew soffit boarding														
14	New Guttering installation														
15	Installation of new Kitchen UPVC doors														
16	Installation of 4 x new WC door and frames														
17	Internal preparation works - Plastering														
18	WC stud wall installation														
19	Block up old window and re-pointing repairs														
20	Wall and floor filling works														
21	Supply and install new stone plinth														
22	Disabled WC works as instructed														
23	Decoration works as specified														
24	2 nd fix electrical works														
25	2 nd fix plumbing works														
26															
27															
28															
29	ASBESTOS TESTING														
30	Western Power - relay power supply/fuse box														
31	EDF/Western power reconnect mains works														
32	IAN PAMPIN - SITE MEETINGS														
33															
34	SLAB NEGOTIATING/CLEANING														
35	Full building and area clean														
36	Full compound removal														
37	Project hand over														
38															
39															
40															

START

10 WEEKS

UNKNOWIN TIME UP TO 2 WKS

ASBESTOS TESTING

WESTERN POWER - RELAY POWER SUPPLY/FUSE BOX

EDF/WESTERN POWER RECONNECT MAINS WORKS

IAN PAMPIN - SITE MEETINGS

SLAB NEGOTIATING/CLEANING

PROJECT HAND OVER

TIME DELAYS

SITE SHUT DOWN DUE TO ASBESTOS