

ST JOHNS STREET CAR PARK, HYTHE – ADDITIONAL WORKS**1. BACKGROUND**

- 1.1 In March this year a contract to refurbish St Johns Street car park and undertake related environmental improvements on the adjacent highway was let to Swanwick Construction. The car park works are being funded by NFDC and the highway works by HCC.
- 1.2 Work on site began on 26 March and has progressed well but a substantial area of unsound ground has been found below part of the car park, requiring the removal of about 1250 cubic metres of soft material and replacement with an equivalent quantity of granular fill at a cost of £85,870. The scheme was due to be completed by the end of July but the additional works reported here have put back completion to 10 August.

2. PURPOSE OF THIS REPORT

- 2.1 To request a supplementary estimate to cover the cost of additional works necessary for the successful completion of the St Johns Street, Car Park, Hythe refurbishment scheme.

3. SUMMARY OF ADDITIONAL WORKS

- 3.1 St Johns Street Car Park is about half a metre higher than St Johns Street itself and the existing access is via a steep ramp. To allow easier and safer access the south-eastern half of the car park has been graded down gently to the road, requiring the removal of a number of thick concrete bases lying below the car park surface. Originally these formed the foundations of industrial buildings that were demolished when the production of hovercraft components on this site ceased.
- 3.2 Excavating through the first concrete base revealed an area of unsound ground which tests showed would not support the weight of a vehicle without unacceptable deformation. The Engineer's Representative, therefore, instructed the contractor to remove and dispose of it and to fill the void with a granular material that would provide adequate bearing strength.
- 3.3 Initially, it appeared that this was an isolated pocket of bad ground but excavation and removal of more bases revealed that the whole area was affected. In total 1253 cubic metres of unsound material had to be removed and disposed of, and replaced with 1064 cubic metres of imported granular fill. Recycled tarmac stripped from the existing car park surface provided the other 189 cubic metres of fill at no cost. The Engineer's Representative checks and records the loading ticket details of all vehicles delivering materials to or removing waste from site and is satisfied that the quantities claimed by the contractor are correct.
- 3.4 The cost of these additional works amounts to £85,870, in round figures, with a breakdown shown in the table below. The rates include all of the contractor's costs so there will be no claim for extra costs arising from the extension of time granted to the contractor to deal with the additional works.

Item	Quantity	Rate (£)	Cost (£)
Excavate unsound ground & dispose of to licensed tip	1253 m3	16.38	20,524.14
Fill with approved granular material	1064 m3	39.02	41,517.28
Excavate & dispose of additional concrete over unsound ground	626 m3	16.38	10,253.88
Geotextile membrane	2445 m2	0.64	1564.80
Capping layer over unsound ground	189 m3	6.18	1168.02
Binder course as seal over fill material	2158 m2	5.02	10840.62
TOTAL			85,868.74

4. FINANCIAL IMPLICATIONS

- 4.1 The combined project budget was £329,886, the car park element being £247,528 and the highway element £82,358.
- 4.2 No Contingency Sum was included in the contract for this scheme so the full cost of the additional works needs to be met by means of a supplementary estimate.

5. ENVIRONMENTAL IMPACT

- 5.1 As far as possible waste tarmac from site was used as a fill material, which reduced the amount of waste material going to tip.

6. EQUALITY AND DIVERSITY

- 6.1 The scheme as a whole provides better access to the car park for people with mobility problems but there are no issues arising directly from this report.

7. PORTFOLIO HOLDERS' COMMENTS

- 7.1 The Finance & Efficiency and the Planning & Transportation Portfolio Holders both note the recommendation proposed.

8. RECOMMENDATIONS

- 8.1 That Cabinet recommends the Council to approve a supplementary estimate of £85,870 to cover the cost of additional works necessary for the successful completion of the St Johns Street, Hythe car park refurbishment scheme

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Background Papers

Tender Documents
Scheme File

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