

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	15 NOVEMBER 2016	8
SNOWDON ROAD DEPOT, VEHICLE WASH-DOWN BAY			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

This report presents the details of constructing a new vehicle wash-down facility at Snowdon Road depot for Parks and Greenspaces and Operational Services vehicles funded from the capital budget.

RECOMMENDATIONS

Committee is recommended

1. to approve the proposal to provide a fit for purpose wash-down facility at Snowdon Road depot as detailed in the report, with the works being funded from the approved 2016/17 capital programme scheme of £25,000
2. to note that ancillary works to provide a screen will be delivered as part of the overall scheme and will be funded from the approved revenue budget for repairs and maintenance for 2016/17.

SUMMARY OF PREVIOUS DECISIONS

Full Council 2nd March 2016

Resolved - 1. To approve and adopt the recommendations of the Finance and Democracy Committee as follows:

(c) The updated Five Year Capital Programme including the changes proposed by the Budget Working Group, as set out in Appendix G, with the correction of the name of the capital scheme from Warton with Westby Parish Council Play Area to the correct name of Bryning with Warton Parish Council Play Area;.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

REPORT

1. The budget approved by Council for 2016/17 includes a capital budget of £25,000 for a wash-down bay facility at Snowdon Road depot.

Table 1 – Scheme details

Scheme title	Budget 2016/17	Description
Vehicle Wash-down Facility Snowdon Rd Depot	£25,000	This scheme relates to the construction of a new vehicle wash-down bay at the Snowdon Road Depot site. Currently vehicles are washed adjacent to the entrance of the site. This area is unsuitable and has a number of health and safety risks. The new facility would allow waste water from the process to drain into the foul drainage system through a petrol interceptor and would reduce the risks of accidents.

2. It was originally intended that the facility would not require screening from the rest of the depot/adjoining land and as such the capital bid was for an estimated amount that would cover the construction of an unscreened wash down area. As the specification and location on the site for the scheme developed it was evident that screening would be necessary to prevent nuisance and disturbance to the rest of the site and adjoining land, as well as a health and safety requirement to protect against strong winds when FMS are required to steam clean vehicles at height as part of MOT prep. The additional cost of the screening is estimated at £15,000, which can be provided from within the approved revenue budget for repairs and maintenance as a result of in year efficiencies. The revised cost of the scheme incorporating screening is in the order of £40,000.
3. Currently vehicles are washed adjacent to the entrance of the site, this area proved unsuitable because of a number of health and safety risks. The area is adjacent to large vehicle movements and has no barrier protection. The area is also subject to water pooling rather than washing away and is slippery during icy conditions. There is also no connection to the foul sewer drainage system in this part of the site.
4. The project involves the construction of a new wash down bay at Snowdon Road depot, St. Annes. The wash down bay measures 16.3m x 8.75m and will be comprised of a new concrete slab, 4m high screens to 3 sides, silt trap, petrol interceptor and associated drainage. The project also involves supplying water and electricity to the wash down bay from the nearby parks building.
5. There is some urgency for the work to take place due to vehicles currently being washed adjacent to the site entrance, presenting a number of health and safety risks.
6. A scheme for the work has been designed and tendered through 'The Chest' which is the Council's agreed procurement portal.
7. Five quotes for the work were received via the Chest system from:

Table 2 – Summary of quotations received

Company	Quotation
William Pye Limited	£38,050.00
J & C Devlin Ltd	£38,770.00
Landscape Engineering Ltd	£39,690.50
Clement Dickens & Sons Ltd	£48,998.00
Pipescan Ltd	£54,420.40
Monks	declining to quote
Garry Carr	declining to quote

8. An evaluation was carried out using cost, methodology, experience and health and safety as criteria with Landscape Engineering's quote scoring highest.

Table 3 – A breakdown of the quote from Landscape Engineering

Item / element	Cost (£)
Preliminaries	1,500.00
Plane off and dig down for wash down bay and silt trap	2,280.00
Construction of wash down bay and silt trap	9,588.50
Install petrol interceptor and associated drainage	7,130.00
Dig trenches and supply water and electricity to wash down bay	1,980.00
Provide and install 4m high screens to 3 sides of wash down bay	16,212.00
Extra cost for extra over dig	1,000.00
	39,690.50

9. The 2016/17 approved capital programme budget of £25,000 for this scheme will fund the works specified in the initial capital bid. The additional cost of screening can be met from the approved revenue budget for repairs and maintenance for 2016/17.
10. It is proposed that the works will be undertaken by Landscape Engineering in the sum of £39,690.50 with supervision of the contract undertaken by the Technical Services team.
11. The depot is an asset currently managed and maintained by the Council and so there would not be any additional revenue costs arising as a result of the capital scheme, with all ongoing maintenance costs being met from existing revenue budgets, the wash down facility will add to the value of the asset as an operational depot
12. The works have been specified by using accepted construction techniques which will fall within the budget available and have been procured competitively as per the Council's contract rules and procedures for medium size contract and tendered through 'The Chest'.
13. It is not anticipated that there would be any issues with cost overrun as the works are not technically complex and simple to survey and specify.
14. In specifying this scheme Officers have surveyed the site and considered different options and consider the wash down bay designed to be the preferred solution within the budget available.
15. The objectives, outputs and outcomes of the project are to provide a fully functioning wash down bay at Snowdon Road depot for Parks and Greenspaces and Operational Services vehicles as currently vehicles are washed in an area that is unsuitable and has a number of health and safety risks.
16. Relevant drawings and documents will be supplied to the contractor which forms part of the contract to be awarded.

IMPLICATIONS	
Finance	<p>This report details the capital scheme to provide a wash down facility at Snowdon Road depot as contained within the 2016/17 capital programme.</p> <p>The report requests approval to the commencement of the scheme at an estimated cost of £40,000. Of this the main elements of the scheme to be funded from the approved 2016/17 capital programme scheme in the sum of £25,000. It is proposed that ancillary works to provide a screen will be delivered as part of the overall scheme and will be funded from the approved revenue budget for repairs and maintenance for 2016/17.</p>
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	Identified risks are dealt with in the report.

LEAD AUTHOR	TEL	DATE	DOC ID
Mike Byrne	01253 658492	29 th September 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Council Minutes	2 March 2016	Council Website

Attached Documents

Appendix 1 Drawing No. TS11025/08A – Proposed Wash Down Bay and Drainage