

**BRACKLA COMMUNITY COUNCIL  
MINUTES OF SPECIAL MEETING HELD AT OAK TREE SURGERY**

**DATE: 04/08/09**

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|--|---|--|--|
| <b>ATTENDED BY:</b>  |   | <b>APOLOGIES FROM:</b>   |  |
| Cllr. Mr C Jones<br>Cllr. Mrs C Lewis<br>Cllr. Mrs D Davies<br>Cllr. Mr T Hacking<br>Cllr. Mr J Spanswick<br>Louise Williams-Brown – B.C.B.C.<br>Chris Skilton – Nike Design<br>Jayne Jowett – Clerk |   | Cllr. Mr A Wathan<br>Cllr. Mr M Voisey<br>Cllr. Mr W Bennett<br>Cllr. Mr D Aston<br>Cllr. M r J Spanswick - Late |  |
| <b>DISTRIBUTION:</b>   |   |  |  |
| <b>AS ABOVE</b>  |   |  |  |
| <b>FILE COPY</b>   |   |  |  |
| <b>Minutes prepared by Jayne Jowett</b>  |   |  |  |
| <b>NOTE OF MEETING</b>   |   |  |  |
| 82.0   | <b>Time for public to address Council</b>   |  |  |
| 82.1   |   |  |  |
| 83.0   | <b>To accept apologies for absence</b>  |  |  |
| 83.1   | Cllr. Voisey – holiday; Cllr. Bennett – ill; Cllr. Aston – organising late father's estate; Cllr. Wathan – prior organised trip; Cllr. Spanswick – late due to work commitment.   |  |  |
| 84.0   | <b>To receive declarations of personal and prejudicial interest (if any) from Members/Officers in accordance with the provisions of the Members Code of Conduct adopted by Council on 19/06/08</b>  |  |  |
| 84.1   | None  |  |  |
| 85.0   | <b>For council members to consider revised architects fees from Nike Design along with the way forward regarding use of architects.</b>   |  |  |
| 85.1   | <p>Mr Skilton explained the reasons for the increased fees:<br/>                     The brief had changed i.e. more investigations; the access road consultations; the requirement by Welsh Water to explore alternative methods for disposing of the storm &amp; foul water; the relocation of the playground etc.<br/>                     The size of the build had increased<br/>                     The requirements of the build had changed resulting in a build that had increased from £250k to £750k<br/>                     This had resulted in more input by the architect and therefore more hours, hence the increase which had been calculated as per the information at Appendix 1</p> <p>Members sought clarification on what proportion of the new fee would be payable up to detailed planning approval stage and therefore what would be assigned to the construction phase of this project as only this proportion could be included in the funding application.</p> <p>Members also requested conformation on what would be a suitable figure to include as a contingency. Mr Skilton suggested 10% of the overall build cost.</p> <p>Mr Skilton pointed out that electrical &amp; mechanical fees were not</p> |  |  |

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|  | <p>included in the budget (at appendix 1), thought he did confirm that this could probably be absorbed in the overall cost if council decided not to introduce extra items such as the waterless urinals; storm water flush; solar &amp; photo voltaic panels etc. Members confirmed that these were only suggestions for which we required evaluation of their cost effectiveness against their environmental / carbon saving to be undertaken by Nike in consultation with the BREEAM specialist.</p> <p>Question was raised as to whether £6k was sufficient for Quantity surveyor fees. It was confirmed that this amount was probably sufficient .</p> <p>B.C.C. confirmed that it would require the breakdown of costs from Nike Design in order to make a decision on the way forward. B.C.C. informed Nike Design that should the revised costs be acceptable it would likely stipulate that Nike Design be prepared to postpone payment of their fee until such time as a successful funding application is awarded and construction can proceed. Members also verified that B.C.C. would be free to instruct different architects for the construction stage if they considered this to be appropriate.</p> <p>Mr Skilton confirmed that if this were the case, then Nike Design would require payment in full for work undertaken to the point of dismissal.</p> |  |
|  | Meeting ended at 17:00 hours  |  |

Appendix 1:

**BUDGET COST ESTIMATE 1 – TRADITIONAL BUILD**

**REVISED 17/7/09**

|  |                     |   |                 |
|--|---------------------|---|-----------------|
| Cost/m <sup>2</sup> (SPONS Community Centre)                       | 1250/m <sup>2</sup> |   |                 |
| Ground Floor   | 262x1250            | = | £327,500        |
| First Floor (store)  | 130x300             | = | <u>£ 39,000</u> |
|  |                     |   | £366,500        |
| Additional Specification Items                                     |                     |   |                 |
| Security Shutters.   |                     |   | <u>£ 15,000</u> |
| Total (Exc. External works, services, preliminaries)               |                     |   | <u>£381,500</u> |
| <b>External Works</b>  |                     |   |                 |
| Landscaping  |                     |   | £ 20,000        |
| Road   |                     |   | £ 45,000        |
| Car Parking  |                     |   | £ 10,000        |
| Play Area  |                     |   | £ 50,000        |
| Services (Excluding drainage)                                      |                     |   | £ 15,000        |
| Drainage (SW attenuation system)                                   |                     |   | £               |
| <u>70,000</u>  |                     |   |                 |
|  |                     |   | £591,500        |
| Preliminaries (15%)  |                     |   | <u>£ 88,725</u> |
| Total estimated construction cost                                  |                     |   | £680,225        |
| <b>Consultants Fees</b>  |                     |   |                 |
| Architect  | £45,916             |   |                 |
| Struct Eng   | 7,000 approx        |   |                 |
| Quantity Surveyor  | 6,000 approx        |   |                 |
| CDM Co-ordinator   | Inc in Architect    |   |                 |
| BREEAM Assessor  | 10,000 approx       |   |                 |
|  | <u>£68,916</u>      |   | £ 68,916        |
| Other Fees   |                     |   |                 |
| Site Investigation Report  | £ 1,875             |   |                 |
| Land Survey  | 265                 |   |                 |
| Planning Application   | 948                 |   |                 |
| Building Regulation  | 2,113               |   |                 |
| SBEM calculation, Pressure Testing, Energy Performance Certificate | 700 approx          |   |                 |
|  | <u>£ 5,901</u>      |   | £ 5,901         |
| <b>Estimated Total Project Cost</b>                                |                     |   | <u>£755,042</u> |
| (Excluding VAT, Site Purchase Costs, Furniture & Fittings)         |                     |   |                 |

Additional specification items to be confirmed.

|   |          |
|---|----------|
| Solar panels for DHW                            | £ 5,000  |
| Photo voltaic panels for electricity generation | £ 25,000 |
|   | £ 30,000 |

**BUDGET ESTIMATE FOR ARCHITECTURAL FEES**

**17/7/09**

Original fee based on 216m<sup>2</sup> floor area

Current floor area 262 m<sup>2</sup> ground floor  
65 m<sup>2</sup> first floor  
327m<sup>2</sup>

Amended Architectural fee for building  $\frac{327}{216} \times 22,600 = 34,214$

Items unknown at time of tender

Drainage Attenuation 70k  
Play area 50k  
Road 45k  
Landscaping 20k  
185k

Fees @ 10% 18,500  
52,714

Invoiced to date (of original fee) 6,978

45,916

Nike designs costs to date 21,202.00  
Invoices to date 8,184.50

New Budget excluding fees 680,225  
Solar panels 5,000  
Photo voltaic Panels 25,000  
Waterless urinals ?  
Storm water flush ?  
£750,000?

Do you really want solar panels – vandalism?  
Design & Build or traditional Tender?

M&E?  
QS?

Spans Community Centres £880 - 1250 per m<sup>2</sup>

Size 18x12m = 216 m<sup>2</sup>

Budget Cost 216 x 880 = 190,000

+ External Services Say 8 x 20 x 50 = 8,000

Services

8,000

206,000

@ 10% Fee = 20,600

Phase 1 Feasibility Study @ 15% = £30,900

Phase 2 a

To Detailed Planning Approval @ 20% = £41,200

Phase 2 b

Building Regulations & Tender documents:

@ 25% 40% = £8,240

Phase 3

Site work

25% = £5150

+

CDM 1%

=

2060

£7150

£23,660