

MANSFIELD AND DISTRICT JOINT CREMATORIUM COMMITTEE
24 MAY 2021 – CAPITAL WORKS PROGRAMME REPORT

MERCURY ABATEMENT EQUIPMENT

1. SUMMARY

1.1 This report provides an update to the committee on the provision of the new Abatement Equipment (MAE) and other capital projects at the crematorium including plans for major refurbishment works of all public and staff areas. This report is to be read in conjunction with the exempt report attached to this agenda.

2. RECOMMENDATIONS

- 2.1 That members approve the setting up of Officer Meetings to discuss further details of works at the crematorium to then share all this information with their respective members. This allows works to progress quicker rather than waiting for member meetings to take place throughout the year.
- 2.2 That the Committee approve further budget for associated works as described in section 4 of the update on MAE.

3. BACKGROUND

3.1 A report was received by the JCC on 7 September 2020 providing an update on the replacement MAE. There was a request to increase the budget from £627,000, the cost for MAE design, manufacture, delivery, installation and commissioning, to allow for works over and above that will arise from the main works.

3.2 The Committee agreed that the budget should not be increased until such time as it was possible to get quotes for the additional Builders accommodation works. The accommodation works when approved will be funded from capital reserves.

3.3 Members were also advised on 24 February 2020 that the order had been placed with Matthews reiterating the need to ensure compatibility with the cremators. (Attached is the procurement report sent to members explaining the procurement process as asked for as appendix 3).

3.4 They have now reviewed the programme of work and assessed their resource capacity. In doing so, they have considered the fact that any substantial work on the roof area needs to be completed by the end of April due to the presence of bats. It is their view therefore that they should only start work if there is no risk of the works running beyond that time. Given that they have had two closures due to Covid-19 they have anticipated some lost time due to the pandemic either from their operations or their supply chain.

3.5 Based on this assessment they believe that they would not be able to be in a position to have the majority of the noisy/heavy work on the roof completed by the end of April 2021 and therefore would have to stop work and not be able re-commence work until October 2021 to comply with the restriction due to the bats. This would result in them leaving the site for five months in a state of partial construction and also having their site compound including welfare facilities etc being there for an extended period.

3.6 To avoid such disruption Matthews have issued a revised programme. Whilst this is not desirable, given the amount of disruption experienced to date and the potential for further disruption, it is a sensible approach to scheduling the works and not exposing the Crematorium to any risk of part completed works or non-compliance with the European Protected Species Licence should the work overrun into May 2021.

3.7 The key milestones within the revised programme are as follows

1. Detail design development – commence 1 March 2021 - **COMMENCED**
2. Procurement lead time of major equipment – commence 29 March 2021 - **COMMENCED**
3. Site setup and removal of existing plant – 6 August 2021 – 26 September 2021
4. Plant installation – 4 September 2021 – 16 December 2021
5. Electrical installation – 21 December 2021 – 14 February 2022
6. Testing and Commissioning – 24 January 2022 – 14 March 2022
7. Completion and site handover – 14 March 2022 – 6 April 2022

It is anticipated that details of the work and possible prices will be provided at the committee meeting scheduled for as soon as possible.

4. UPDATE ON MAE

4.1 Matthews have now started the design development process as well as ordering of long lead time items and provided design services with schematic drawings of the equipment that is to be purchased for Mansfield Crematorium.

4.2 While these drawings are a step in the right direction management and design services have asked for more detailed drawings which show the installation at Mansfield and how this fits in the space provided.

4.3 Matthews visited site on the 15th April 2021 to undertake measurement work on how the new equipment will fit in to the existing space and drawings are now being drawn up for the service to review.

4.4 We believe there has been a delay in ordering the larger items on the works programme due to Matthews's commitments at other sites. This is however being monitored closely by design services and service management with regular 3 weekly meetings with Matthews to

ensure the project doesn't slip in terms of time frame (the next meeting scheduled for w/c 3rd May).

4.5 Matthews will also provide a detailed list of civil/building works as soon as possible that will be required when the new abatement equipment is to be installed so that the Committee are fully aware of all costings before work starts on site. This includes such items for example as flooring replacement when number 1 cremator is removed and other minor works when items are removed from site.

4.6 While the MAE cost has been accepted, it should be noted that Matthews quotation provided has been accepted and a contract in place. Similarly builders' works cannot be fully determined until final designs are available. An order has been placed Matthews Environmental for MAE equipment at a value of £627K (£612K plus £15k design fee) this does not include any contingency or builders /accommodation works allowance or internal fees. To ensure the contract runs continuously without issue there is a need for the committee to approve a further budget to ensure that any associated works that are required can continue in line with the contract that is currently in place.

The budget required for this works is described below with items that are required.

Contract	£627k
10% contingencies	£61k
Builders Accom wks 20%	£122k
Design services Fees	£38k
Total	£848k
Extra budget required	£848K - £627K = £221k

The above includes

- Resin floor to transfer room. Required due to removal of cremator.
- Making good to walls, ceilings etc. where No 1 cremator removed. Finishes and design to be approved possible public viewing
- Sound insulation to transfer room.
- Adaptation/new screen to roof mounted MAE plant.
- Possible alterations to roof and recovering. Crematory roof, mess room and mezzanine requires recovering prior to new equipment being fitted. (Recovering cost under mezzanine and steelwork complicated)
- Possible structural steelwork alterations subject to final MAE design. (Equipment support)
- Chimney flue alteration/additional flue, cladding etc.to external flue dependant on final design.
- Upgrade of incoming gas safety valve.
- New steel deck mezzanine over yard and mess room
- New screen to control room.
- New access gate to service yard.
- Electrics
- Design Services Fees.

Members should also note that this work would be required during the contract and if not carried out now may delay the works on site. While this is extra budget that has been brought to the attention of the committee previously this does now require approval for continuation of the contract to reduce delay. Also members should note that some of these works would have been included in the upgrade works in the refurbishment plan at a later stage such as the items highlighted above in the list.

5. Roof Works – this report is to be read in conjunction with the exempt appendices attached to this agenda.

5.1 For information we have received agreement to the final account for the Crematory roof replacement. Fortunately the roof structure was found to be in good condition when the temporary covering was stripped therefore there was no expenditure against either provisional sums or contingencies. It was also possible to carry out the work without disturbing the existing fascia and soffit or rainwater goods therefore these sums have also been omitted.

5.2 The contract for the Crematorium roof repairs has now been complete, following the theft of the copper roof. The table below shows the expenditure detail for information.

Contract Value		£56,844
Omit Provisional sums		
Omit contingency		
Omit Item F (Fascia and Soffit)		
Omit Item G (Rainwater goods)		
	Sub Total	£45,910
Less Retention	2.5%	
	Total Due	£44,762.25

I believe the agreed insurance settlement was in the sum of £31,522.43 which leaves a balance of £16,140.22 to be funded from the Crematorium budget.

5.3 Service Management have been made aware that this contract went out to tender however in 40 tenders that was received not one came back with a quoted price. Therefore the decision was taken to use a single tender process, which led to Vaundale roofing winning the contract and undertaking the works.

6. Major Refurbishment Works (including Car Park Lighting)

The information below relates to discussions raised from the last Joint Crematorium Committee meeting whereby it was raised about undertaking work at the crematorium which was scheduled in the PPW however at a faster pace to bring the crematorium up to a standard in a shorter time frame. This work does not replace the PPW however runs alongside this as an option to consider that will see upgrades of the crematorium happen quicker should budget be agreed.

6.1 In the last Joint Crematorium Committee meeting it was discussed about a larger refurbishment programme being devised to bring the crematorium in to more modern time at a faster pace than specified in the PPW.

6.2 Service management have met with Design services and discussed this work as to what is in need of updating/modernising at Mansfield Crematorium. At this stage we have got a full list of items that have been considered for replacement/upgrading however the item this hasn't been costed in detail.

6.3 The cost of this refurbishment work is estimated to be £1m which includes all the works in appendix 1 except cremator replacement (estimated £500K for 3 new cremators). This however can be split in to different works and costings depending on how the Committee would like to proceed and what budget will be available for this work.

6.4 While every effort has been made to bring expenditure down this is a high level figure of costs associated with refurbishment works as this is likely to change to due factors out of control of the service and the Authority such as, order quantities, lead times, supply and demand and budget constraints.

6.5 This major works does include works on having car park lighting included in the grounds of the crematorium, this aspect is currently with design services on how best this is approached as renewable sources are also being looked at for this work such as solar power lighting, flood lighting, mains power lamp posts etc...

6.6 A more detailed list of works and items will be provided within the officer meetings of works proposed for the crematorium for those officers to share with their respective members for discussion at the next Committee meeting.

7. RECOMMENDATION

- 7.1 That members approve the setting up of Officer Meetings to discuss further details of works at the crematorium to then share all this information with their respective members. This allows works to progress quicker rather than waiting for member meetings to take place throughout the year.
- 7.2 That the Committee approve further budget for associated works as described in section 4 of the update on MAE.