

CENTRAL SWINDON NORTH PARISH COUNCIL – FINANCE & STAFFING COMMITTEE

PROJECTS UPDATE – 1st May 2018

1. Chapel Street Toilets

- RWR Ltd started on site Monday 19th February 2018 with completion now due Friday 27th April 2018.
- There has been a 4 week delay due to the Standard Grade Laminate (SGL) cubicle doors and sheeting to over-board missing or damaged cubicle tiling being manufactured by Bushboard Washroom Systems Ltd to a bespoke order rather than being from standard stock cut to size on site.
- All toilets have remained closed since work began on site.
- New external PVCu cladding & guttering & downpipes completed including to the Sub-depot
- New external entrance doors to Gents & Ladies & Disabled Toilets fitted including new RADAR key and door handles to Disabled Toilet
- New LED lighting to Gents, Ladies & Disabled Toilets installed with UV lighting in Gents Toilet
- New “Wallgate” hand wash dryer station installed in both Gents & Ladies Toilets
- Existing area of floor tiles in front of the urinal slab removed and replaced with Altro vinyl sheet flooring and damaged wall tiling in the area around the urinal over-boarded with Altro Whiterock sheeting all to improve hygiene
- Wall tiling – rear cubicle walls in both Gents & Ladies Toilets and the door side cubicle walls in the Gents Toilets - which had damaged, patched and unsightly tiling - over-boarded with SGL sheeting to match cubicle doors. Bulging tiling behind the basin and WC in the Disabled Toilet over-boarded with Altro Whiterock
- The extra cost of external and internal works above has been covered by the project contingency sum of £6k from within the approved project cost of £41k
- However, during the carrying out of the works the following plumbing & electrical deficiencies were discovered:
 - the water header tank in the toilet roof-space did not provide sufficient water pressure to enable the hand wash dryer stations and cisterns to operate efficiently. This required converting the plumbing to a mains water supply and the isolation of the redundant water header tank
 - there were several “dead-legs” to the existing plumbing system which are a recognized source of legionella. This required re-plumbing to eliminate the dead-legs”
 - the urinal slab waste outlet pipework was blocked underground and not correctly connected to the sewer. This required unblocking and reconnecting the waste outlet to the sewer pipe
 - the electric boiler providing hot water to the Disabled Toilet was inoperative and not repairable. This required a new Triton 3Kw hand wash unit with electric spur connection to the consumer unit
 - a faulty lighting timer clock in the service room. This required replacing with a new timer to operate the Gents & Ladies Toilet lighting
 - a faulty tube heater in the service room. This required replacing with a new tube heater

- the pull cord switch in the disabled Toilet was in a poor condition. This was replaced with a PIR switch to enable automatic switching on & off of the lighting in the Disabled Toilet
- the electrics within the Sub-depot needed upgrading to meet current electrical standards. This required the installation of RCD socket outlets within the consumer unit and replacing a light fitting and 2nr double sockets within the Sub-depot
- The extra cost of the plumbing and electrical deficiencies is approx. £2,200+vat. This has resulted in a final cost of the scheme of approx. £43k+vat

2. Moredon & Rodbourne Cheney Library

- Installation of demountable partitions, perimeter dado cabling and new smoke detector to form new ICT room completed
- A window film has been fitted to a front facing window within new demountable partitioning with the statement: “Central Swindon North Parish Council Welcome to Moredon & Rodbourne Cheney Library”
- The Reception Counter has been re-sited in front of new ICT suite to improve customer service
- Removed existing shelving has been re-instated in the old reception counter corner of the library
- Alterations to back office to be finalized and then re-modelled
- Re-decoration is being arranged

3. John Moulton Hall

- Site visits undertaken with SBC electrical & mechanical engineers, a lighting contractor and a flooring contractor to discuss proposals and options
- Affleck Mechanical & Electrical Ltd appointed to design new M&E services at a cost of £1,360+vat to enable a request for quotations to be advertised on the South West Portal for the work in May 2018 and to undertake work during Summer 2018
- The Parish Council has now registered with “Contracts Finder” to advertise the Request for Quotation (RFQ) in accordance with public procurement regulations
- Current proposed re-modeling is as follows:
 - Foyer – install new suspended ceiling with inset LED lighting and bulkhead to allow natural lighting from Main Entrance – install new heating system – lay new vinyl flooring
 - Kitchenette - install new suspended ceiling with LED lighting – install new high-level heating system – re-site safe & replace kitchen units – lay new vinyl flooring
 - Corridor – replace entrance fire doors - install new suspended ceiling with LED lighting – install new high-level heating system – lay new vinyl flooring
 - Toilets – replace taps and waste fittings – provide thermostatic radiator valves to existing radiators – install LED lighting - lay new vinyl flooring
 - Learning Centre – remove stud partition and air-conditioning units – install suspended ceiling with inset LED anti-glare lighting – install new air-conditioning/heating system – lay new carpet floor tiles
 - Hall – replace entrance fire doors - install new high-level heating system –install new LED lighting - sand down & re-seal existing wood block flooring
 - Library – no work to be undertaken

- Re-decorate generally

4. Pembroke Gardens Changing Rooms

- Quattro Design Architects have been commissioned to produce a feasibility design for consideration by the Parish Council.
- The feasibility design does not fully comply with current standards but can be contained within the existing building footprint.
- If acceptable in principle by the Parish Council the next step would be to engage with the Football Foundation and FA Regional Facilities Manager for their comments and approval of the feasibility layouts, prior to commencing detailed design.
- A structural condition survey undertaken by Jerry Thornton Associates has concluded that the building is suitable to be refurbished but requires repairs to the reinforced in-situ concrete flat roof and to the external brickwork walls and needs a replacement roof covering.

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Project Manager