

CENTRAL SWINDON NORTH PARISH COUNCIL – FINANCE & STAFFING COMMITTEE

PROJECTS UPDATE – 4th June 2019

1. John Moulton Hall

- The project will continue to be monitored for project defects during the Rectification Period until September 2019.

2. Churchward Allotments

- SBC Highways submitted on 3rd May 2019 a revised quote for the car parking works of £20,500 +vat. This compared with their original quote on 18th July 2018 of £10,843.85 +vat. They advised that this was due to revised pricing since April 2019 and is based on a worst-case scenario so that the final price might be £14-15k +vat.
- As a result, the second lowest bidder was approached, and they confirmed that they could still undertake the work for their original quote of £11,500 +vat.
- Following discussion at the May committee meeting it was agreed to accept the Linnet Construction Ltd quotation in the sum of **£11,500 +vat** and a Purchase Order has been issued.
- Work started on site on Monday 3rd June and is expected to be completed by Friday 7th June 2019.

3. Even Swindon Community Centre, Jennings St.

- Painting and decorating work internally has now been completed. External painting is due to be completed by 7th June 2019.
- The disabled toilet now has full height wall tiling and the disabled sanitary appliances and grab rails have been replaced.
- Radiators within the gents & ladies & disabled toilet are due to be replaced by Friday 7th June 2019.
- Replacement vinyl flooring to the conference room, corridor and entrance foyer has been completed. Both the Nursery and Library at each end of the building remained operational whilst this work was carried out and a length of untreated corridor from the Nursery was made available for access to the toilets whilst the sub-base floor was treated with water based latex levelling compound. Although the toilets could be reached internally from the Nursery end of the building, the Librarian had to go outside and around the building to the Nursery to reach the toilets. Whilst the flooring contractor was latexing at the Library end of the building, the Librarian unexpectedly came into the lobby and stepped on wet latex. This resulted in her shoes being soiled and we have apologized and compensated her for the damaged shoes.
- Replacement vinyl flooring to the disabled toilet, office and kitchen is due to be undertaken from Tuesday 4th June 2019. This will require the disabled toilet, office and kitchen to be out of action whilst the work is done.
- The new library entrance partition has been constructed. The new 1m wide library door is still awaiting delivery and will be fitted as soon as it is received.
- The automatic main hall double doorset is still awaiting delivery and will be installed later by a specialist sub-contractor.

- The following additional items have been carried out using the contract contingency of £3k:
 - Conference Room - Chair rail to perimeter of room - **£266.50 +vat**
 - Corridor – Overboard & skim & decorate water damaged ceiling – **£244.50 + vat**
 - Main Hall – Redecorate perimeter service duct to match lower columns & walls - **£248.35 +vat**
 - Disabled toilet – Replace disabled WC suite & basin together with plumbing & fittings & grab rails to meet current standards - **£774.00 +vat**
 - Kitchen – Renew vinyl floor covering - **£1,598.25 +vat**
- It was intended to replace the Main Hall high-level fluorescent light tubes with LED light tubes. Unfortunately, due to the age of the light fittings the new LED light tubes are not compatible. Therefore, it will be necessary to provide new LED light fittings.
- Technical advice received on how to replace the light fittings has suggested that replacing directly the 40no fittings would be costly and would most likely result in many of the old brittle ceilings tiles being damaged as the fittings are removed and needing to be replaced. Therefore, it is suggested that the existing high-level lighting be made redundant and left in place. Instead 4no 150W LED low bay lights be installed along each side of the Main Hall attached to the structural frame columns. This will give a better luminance than the existing high-level fluorescent lighting and have a lower running cost. The cost of this solution is estimated to be approx. **£4.5k +vat**.

4. Western Community Centre

- The flooring work has now been completed.
- A quote has now been received from a Roofing Contractor in Swindon in the sum of **£40,341 +vat** for the following work:
 - Scaffold plus internal safety net system
 - Telescopic Forklift
 - Supply and install new metal rail system secured to existing roof sheets
 - Supply install new 0.8mm trapezoidal roof sheets coated in XL Forte and mechanically secured to steel support rails
 - Supply & install new 0.7mm thick verge & eave & ridge flashings mechanically secured to steel support rails
- An optional quote has also been received from Smiths Roofing in the sum of **£35,151 +vat** for the following work:
 - Scaffold plus internal safety net system
 - Clean down & prepare existing profiled metal sheeting ready to receive coating
 - Supply & apply new Sikalastic 625 Liquid Plastic membrane secured & sealed to existing roof system
- Previously, quotes have been received from a roof coatings company in Bristol in the sum of **£13,711 +vat** and a roof coatings company in Clevedon in the sum of **£24,343 +vat** both for the following work (excluding scaffolding):
 - Clean down & prepare existing profiled metal sheeting ready to receive coating
 - Supply & apply Giromax Girosil Roofcoat RC to existing roof system
- Quotes for scaffolding plus edge protection to glazed roof lights in association with this work have been received in the sums of **£8,903 +vat** and **£9,160 +vat**.

5. Pinetrees Community Centre – Catering Kitchen

- The Project Manager and Estate Manager have met with the Olive Tree Café Manager to discuss the proposed re-modelling of the catering kitchen at Pinetrees CC.
- Following that discussion, existing and proposed layout drawings of the catering kitchen have been produced for further discussion.
- A local catering equipment company have provided costs for new cookers, oven and grill together with stainless-steel tables & sink & wash-hand basin.
- A local mechanical & electrical contractor has also visited site to advise on technical matters and likely costs with respect to the re-modelling. They have suggested that a budget for electrical & mechanical works should be **approx. £2k +vat.**
- A local engineering company that manufactures stainless-steel kitchen equipment is due to visit site to advise on the viability and cost of adapting our existing stainless-steel tables to fit the proposed layout.
- Agreement on the layout and level of new and existing equipment to be used is now needed prior to the seeking of quotations for the work.

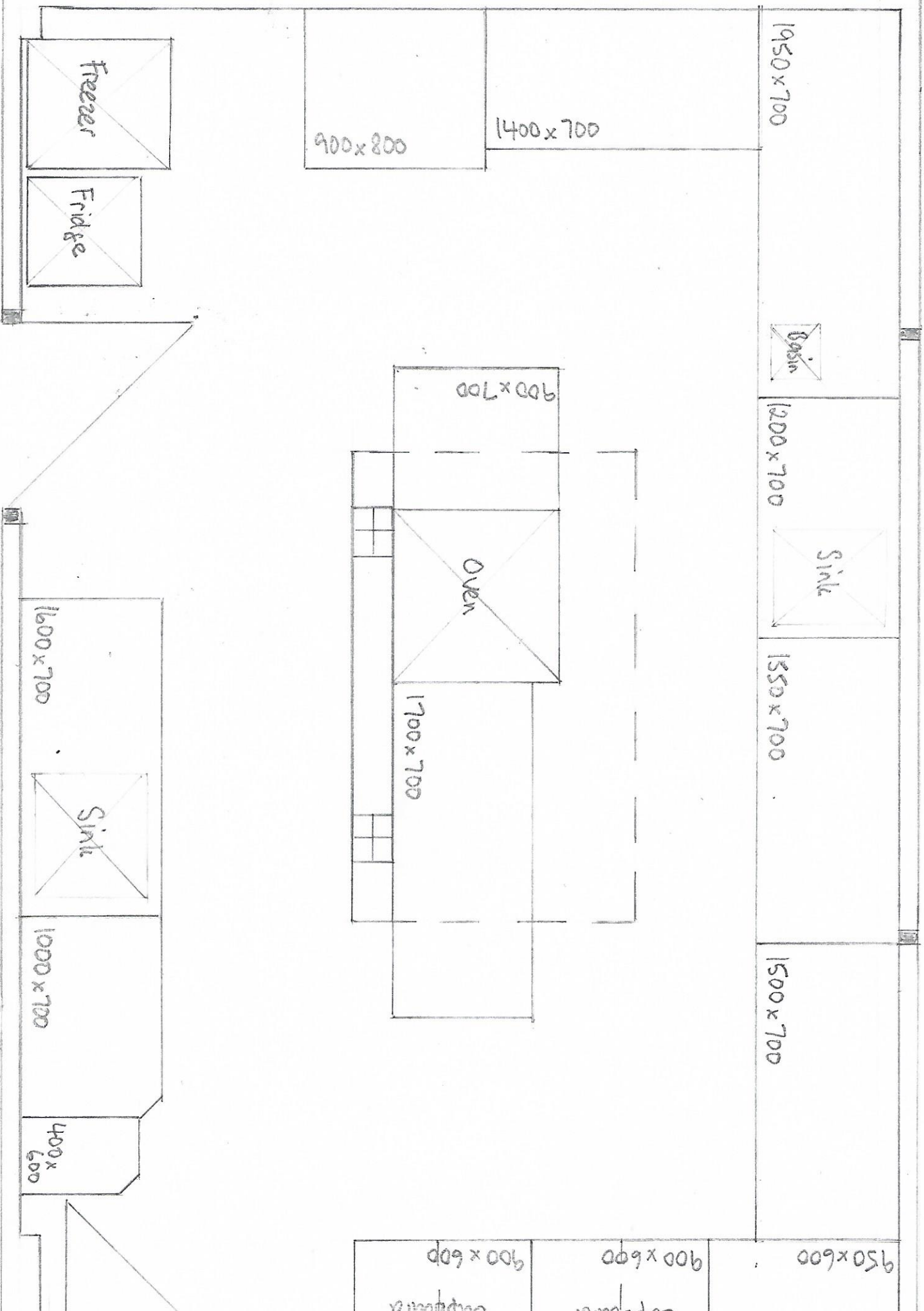
Marcus Szczepanek
Project Manager

MJS / May 2019

EXISTING LAYOUT

PINE TREES CC KITCHEN

< 4.450 >



< 6.835 >

< 4.450 >

< 6.835 >

1700 x 700

1550 x 700

900 x 700

1500 x 700

sink

Basin

950 x 650

1400 x 700

2dr Fridge
900 x 700

1350 x 700 (1950 cut)

Freezer

900 x 800

Oven

Hob
Oven

1500 x 700

900 x 600

Cupboard

900 x 600

Cupboard

1600 x 700

Sink

1600 x 700

400 x 600

MJS/May 2019

PROPOSED LAYOUT

PINETREES CC KITCHEN