

Parish Centre Redevelopment – Update (DR/10/18)

The curved Glulam beams to the main hall have now been fitted along with the remaining Glulam beam for the studio and steel beams to the meeting room. Work has started on the roof foundation at the office end and has progressed as far as the meeting room this can now continue upon completion of the steel roof beams. Scaffold has been erected internally in the main hall and work has started on fixing the timber roof supports. Further external and internal brick/block work has been carried out.

The next stage is to complete the roof foundation lay the underfloor heating and then screed all the floors. There will also be some limited electrical work carried out during this period.

Progress has been made in agreeing the costs of the outstanding variation order issues. Haywards and TMDP are using the adjudication findings as the basis for agreement.

The E & M (Electrical and Mechanical) details have been signed off. They are as follows: There will be zonal control for each room/space. Underfloor heating linked to gas powered hot water system to the hall, studio, hall store, and lobby area. Electric powered heating panels to the wc's, cleaners store and office store room. Air conditioning (heating and cooling) to meeting room, community office and main office. All other public areas will be ventilated by hidden ducts above the suspended ceiling.

Work is currently three weeks ahead of TMDP's revised program. This program has not yet been accepted by Haywards who are waiting for a reply to certain queries they have raised.

With regard to the kitchen, a layout design (based on all electric) has been prepared and submitted for advice to BDC's Senior Environmental Health Officer. He has confirmed that it meets all the statutory requirements. At the moment we do not have an estimated cost but this will be greater than the PC (Prime Cost) item built into the contract.

TMDP have raised the issue of the proposed stage in the main hall. They say that no similar building projects they have carried out have installed a stage, and given the fact that it would rarely be used and takes up a sizeable area of the main hall, do we require it. There would be a small cost saving if it was abandoned.

There is a meeting with TMDP and Haywards on the morning of 12th October so hopefully there will be more detail to report.