

<b>ESSENTIAL EXTERNAL FAÇADE WORKS TO PORTRUSH TOWN HALL</b>	<b>5<sup>th</sup> April 2016</b>
<b>ENVIRONMENTAL SERVICES COMMITTEE</b>	
<b>FOR DECISION</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing Our Environments & Assets
<b>Outcome</b>	All Environments in the area will benefit from proactive decision making which protects the features, characteristics and integrity of the Borough
<b>Lead Officer</b>	Mr. John Richardson, Head of Capital Projects, Energy & Infrastructure
<b>Estimated Cost:</b>	£182, 000.00, (Excl. VAT)

## **1.0 Background**

Portrush Town Hall is a Victorian Municipal building dating from 1875 and located between Mark Street and Kerr Street Green, Portrush. The building also includes a 1930's extension which was added when the building was repaired after an extensive fire. The building is a Grade B1 Listed structure as designated by DoE Historic Environments Division, (formerly NIEA).

The building has been subject to extreme weather conditions due to its exposed coastal location on the north coast of Northern Ireland.

This extreme weather has resulted in continued weathering of the external building fabric such as the continued erosion of clay facing bricks and lime pointing which has resulted in water ingress to walls.

This project was identified in the Capital Works Programme as a key project requiring essential works.

Council's Capital Project Delivery Team together with the appointed Lead Conservation Architectural Consultancy have assessed and compiled a detailed Condition Report of the Interior and Exterior fabric of the existing building

Following completion of the subject report, it was concluded that essential work to repair the natural continued degradation of the external building fabric was required.

A scope of the essential works are as noted below:-

- Replacement of eroded bricks
- Re-pointing of the exterior brick joints with lime pointing
- Insertion of lead flashings
- External render to the North West gable wall
- Re-building of North East gable wall
- Roof Repairs, (replacement slates).

It is advised that the above works are essential to:-

- a. Prevent continued water ingress to the building
- b. Ensure Council comply with Statutory Regulations with regards to preserving a listed building
- c. Minimise future maintenance costs to the external and internal fabric.
- d. Eliminate H&S risks to the public with regards to portions of the exterior fabric failing

To calculate the Pre-Tender budget cost estimate, we have:-

- Liaised with DoE Historic Environments Division
- Liaised with Building Control Department
- Liaised with Planning Department
- Appointed a Multi-Disciplinary Design Team whom Specialise in Historical Listed Buildings
- Sourced cost rates previously received through Competitive Tendering for similar works.
- Carried out Intrusive surveys of the interior and exterior fabric
- Allocated a 10% risk allowance

The procurement of this contract requires all bidders to demonstrate experience in carrying out listed building Conservation works.

## **1.1 Recommendation**

It is recommended that Members approve progression of this project to Stage 2 of the Capital Programme Management & Procurement System.