

Mr. P. Bowles.

BC(62)47

11/13 SF

DIRECTOR'S BUILDING COMMITTEE

Minutes of the Meeting held on Tuesday 11th September, 1962.

Present: Mr. T. B. Le Cren - Chairman
Mr. D. J. Crabb
Mr. N. N. Ferguson
Mr. R. M. Fishenden
Mr. A. Cook - Secretary

Also present: Mr. V. G. Birchall - Lands and Accommodation
Mr. G. A. Flook - S.W.O.
Mr. T. D. Martin - W.E.G.
Mr. C. G. Shaw - S.W.O.
Dr. F. J. Stubbs (for item 7)
Mr. J. K. Thornton - S.W.O.
Dr. W. Wild (for item 7)
Mr. W. F. Wood (for items 3 and 4)

Apologies for absence were received from Dr. J. E. M. Johnston and Mr. G. W. Dixon.

1. Minutes of the meeting held on 10th July, 1962.

The minutes of the last meeting were accepted.

2. Matters arising from the minutes

(a) Extension to the Reactor School (Min. 2 g.)

In reply to the Chairman's enquiry regarding progress on the extension, Mr. Shaw reported that although the builders were working to programme, there was a delay in the delivery of the Medway prefabricated **butting** which would put the completion date back from 4th to 15th October; this would not, however, affect the school courses. Mr. Shaw also reported that the anticipated final cost was £18,500 compared with the approval of £20,000.

WFW

It was reported that R.R.D. would prepare a paper for submission to the R.G.M.B. on the further extensions to the school.

(b) Road improvements near the Contractor's Entrance to A.E.R.E. site (Min. 2 (h))

Mr. Ferguson discussed the background of this scheme, and the Directors' objections to the earlier one. He presented a modified scheme which, at the very much reduced cost of £2,000, he felt would meet the Director's objections.

Doubts were expressed about the effect of the use of kerbing in what was now a self-draining area but Mr. Flook considered that the careful siting of drain holes would ensure that the drainage problem was no greater than at present. It was agreed that neither better drainage arrangements nor better lighting, suggested by Mr. Wood, which would involve additional expenditure, could be justified in view of the further developments that might take place in the area in the next few years.

The possibility of using rubber posts instead of kerbing was discussed but the Committee decided in favour of kerbing; they also agreed that cats eyes should be incorporated as part of the scheme.

TBLC

The Committee recommended that approval should be given to the modified scheme at a cost not exceeding £2,000. The Chairman stated that he would first seek the Director's approval before authorising the issue of an I.T.P.

(c) Proposed Contractors Area for the Building Section Term Contractors (Min. 2(k)).

Mr. Thornton said that Mr. Dixon had not finalised the S.W.O. paper on the provision for contractors, but that it would be presented at the next meeting.

(d) Progress Reports on Major Building Schemes (Min. 7).

Mr. Thornton said that a plan of major building schemes had been made, and would be kept up to date showing the proposed sites of any new buildings being considered by S.W.O.

Mr. Shaw reported that an estimate for the new Ceramics Building would be available in time for a paper to go to the next Harwell Council Meeting followed by the R.G.M.B.; the proposal would then come to the Building Committee.

There was some discussion on the building programme, and although it was agreed that it was necessary to get a paper on the Ceramics Building to the next Harwell Council meeting, the Chairman felt that as much pressure was coming from S.W.O. to push ahead as from the client. The Chairman pointed out that the building programme was a five year one and that the aim should be to give ample time for consideration and planning of all schemes to enable their construction to proceed in accordance with the rate provided for in the programme.

3. Road widening and Car parking outside the Reactor School B.C.(62)45.

Mr. Wood presented a paper seeking approval for the road outside the Reactor School (Maxwell Avenue) to be widened, and for the provision of new parking spaces to replace those lost as a result of the Reactor School extension.

The Chairman pointed out that there were two proposals: (a) for road widening; (b) for a car park. He said that a recent survey had shown plenty of parking space, though not always in the most convenient areas, and that additional parking facilities did not seem justified.

Mr. Wood explained that the only car park outside the fence which was near at hand was the North Gate car park. This was usually full, and the Main Gate Park was a long way off, particularly for students, who paid a considerable fee to attend the school.

It was agreed that there were lunch time parking problems, but there should be no problem for the Reactor School students when they arrived in the morning. In addition, there was the Ridgeway House Car Park, and the road adjoining the sports field less than 200 yards away which should normally supply adequate additional car parking space, except when used on occasions by the overflow from the Cockcroft Hall. It was agreed that permanent sign-posting to car parks might alleviate the problem.

The Committee could not recommend the approval of the car parking proposal, but agreed that the road should be widened at a cost of approximately £300.

4. Siting of Tower Structure for D₂O Reconciliation Plant in the Reactor Area BC(62)44.

Mr. Wood tabled a paper seeking approval for the resiting of the D₂O tower inside the plant room in Building 451.7. The Committee had no comments and on behalf of the Director, and on the Committee's recommendation, the Chairman gave siting approval to the proposal.

5(a) Cost per square and cubic foot of various types of Buildings.
Appendix 'A' to paper BC(62)19.

Mr. Flook, in presenting the paper, said that these costs were based on estimates made at July, 1962 and would continue to rise.

Mr. Crabb pointed out that some of the examples quoted in the paper were showing higher costs than those he had already for them, e.g. 521.1 offices and the stores.

GAF. After further discussion, the Chairman asked Mr. Flook to enquire from Mr. Dixon whether he would be happy for the area costs, now quoted, to be tested against costs at R.C.C., Amersham and the Universities.

(b) Allowance factors in estimates. Appendix 'B' to paper BC(62)19.

The Committee considered a paper by Mr. Flook, S.W.O., on the allowance factors in S.W.O. estimates.

Misgivings were expressed about the ways in which allowances might be used and financial control by the client lost.

Mr. Flook said that anything other than a minor item could not usually be met within the allowances; additional work would only be undertaken that was in the spirit of the original plan. Major modifications would have to be approved by the client and savings were always declared if sizeable.

The Committee accepted the paper but the Chairman stressed that there should be close co-operation between the client, Director's Building Committee and S.W.O.

7. Any Other Business.

Extension to Building 220, Offices and Conference Room.

Dr. Wild presented the revised proposals for the extension to Building 220. The alterations were explained and the cost was said to be about £25,000, plus £1000 for internal alterations, mentioned in the Harwell Council paper.

Mr. Ferguson said that the plan should be checked with the factory inspector. Mr. Thornton said the cost would be about £5.10.0. per square foot, basic, which the Chairman said was comparable with what had gone before.

It was agreed that the new plan should be presented in a paper to the Harwell Council.

Next Meeting.

The next meeting will be held on 9th October, 1962, at 11.00 a.m. in the Conference Room, Cockcroft Hall.

A. COOK.

Secretary.

Finance Branch,
Building 329.

18th September, 1962.