

RLBC file

7 P105

26th March, 63

Mr. J. A. Goode,
Building R1,
N.I.R.N.S.

11/13

N.I.R.N.S. - Heavy Plant Store

1. Further to the meeting in your office on Tuesday, 12th March, when you gave me revised requirements for the Heavy Plant Store. These have now been examined and the attached banda sketch No. 1121/B gives the details. In addition I also attach the functional brief specification.

2. The Quantity Surveyors have examined the scheme and a Token Estimate for this project for planning purposes only is as follows:-

	£
Building & Civil	32,500
Mechanical and Electrical	5,000
Crane	12,000
Externals	6,500
Total	56,000

3. The above estimate does not include for furniture, plant or equipment.

4. Fees will normally be 15% unless carried out as a package contract, in which case the percentage will be reduced to 10%.

5. The estimated expenditure together with start and completion dates are all as listed on the attached schedule.

6. In considering this token figure it is possible that comparisons might be made with the previous stores Building R24 in this area and I would like to direct your attention to certain differences between these two projects. In the new scheme we are at least 10 ft. higher due to accommodating the 30 ton crane and this alone has a considerable bearing on the cost per sq. ft. which is further influenced by the provision of a structure suitable to carry this overhead crane.

7. A glance at the banda sketch will immediately show an increase in external services over that required for the previous job even if one ignores the Lavatory Block which, of course, always steps up the cost per sq. ft. We would also remind you that there were certain structural defects in regard to the roof which we could not tolerate a second time and which undoubtedly affected the low price obtained on the previous scheme.

8. In my opinion it is wrong to make a comparison between these two units. I have given you the above notes because I feel there is a possibility of the lay mind not appreciating the basic differences between these two schemes.

9. Although I would suggest you omitted references to this in your R.L.B.C. paper, the comparative cost per sq. ft. would appear to be £2.64 per sq. ft. for R24 and £4.19 per sq. ft. for the new store, both prices including externals but excluding the £12,000 for the crane.

10. If we consider a cube cost, relative prices would be 2/6d. per ft. ^{cube} for R24 and 2/6d. per ft. ^{cube} for the new store, using the standard method of cubing of 2'6" above roof and 2'6" below slab.

11. You will realise, of course, we have in this comparison ignored the increase both in costs of materials and labour which have occurred since prices for R24 were obtained.

12. No allowance has been taken for the removal of the existing Robin Hangar as we assumed you will wish to move this yourself.

K. H. Choate

K. H. Choate,
Assistant Chief Architect.

Southern Works Organisation,
Tadley.

26th March, 1963.

c.c. Col. Wilson,
Mr. Byrne,
Mr. Dixon,
Mr. Harbert,
Mr. Youd,
Mr. de Mets,
Mr. Bowers,
Mr. Brown,
Mr. Badland,
Mr. Johnson,
Mr. Hancock,
File.

ESTIMATED COSTS FOR N.I.R.N.S.

S.W.O. Job No. 6692

TOKEN ESTIMATE FOR PLANNING PURPOSES ONLY1. Title and Site:-

NEW HEAVY PLANT STORE N.I.R.N.S. HARWELL.

2. Estimated Capital Expenditure

Year	B & C	M & E	Externals	Totals
1963/64	18,000	5,000	4,500	27,500
1964/65	14,500	12,000	2,000	28,500
Totals	32,500	17,000	6,500	56,000

TOTAL FOR CAPITAL SANCTION £56,0003. ESTIMATED ENGINEERING GROUP CHARGES

Design of Building and Civil work	} £ 15% (See footnote)
Electrical work and instrumentation	
Conventional Mechanical Services	
Purchase, inspection, cranes and progress	
Cost Estimates	
Supervision and Site Construction	

4. The foregoing estimates and rates of expenditure are based on current costs of labour and materials and allow for:-

Receipt of Planning Approval by April 15th, 1963.
 Commencement of site construction by October 1st, 1963.
 Completion of site construction by May 31st, 1964.

5. Estimates include for all work described in:-

Clients specification, Brief A.R.12 and Banda Sketch 1121B.

6. Estimates exclude:-

Furniture, plant and equipment (other than cranes).

Date 26/3/63.Signed R.H. Khwala
Assistant Chief Architect.Footnote:- These charges are included in the Engineering Group budget.

Establishment **M.I.R.N.S.**Project **HEAVY PLANT STORE****FUNCTIONAL SPECIFICATION BRIEF**Job No. **6692**

Client Division

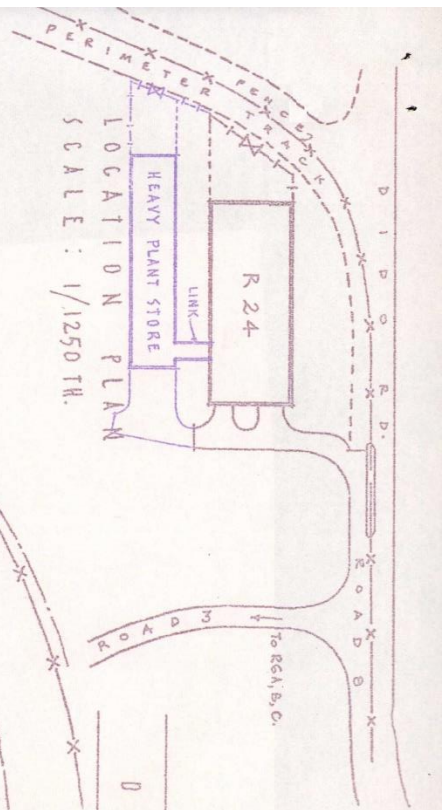
Function	Heavy Plant Store	
Number of	Male = Ind.	4
	= Non-Ind.	0
Occupants	Female = Ind.	0
	= Non-Ind.	0
Roofs	No special requirements Special* Roof lighting required	
Floors	No special requirements Crane Special* to take 1 1/2 T./sq.ft.	
Walls	Piling or Special Foundations No Fair faced Yes Plastered No Acoustic No Shielding No Demountable Partitions No Framed or Load Bearing Framed	
Ceilings	No special requirements Special*	
Doors	No special requirements Special* 14'0" high roller shutters	
Windows	No special requirements Special* Single Double Fixed + 25% opening lights Cill height 10'0" Curtains Nil Blinds Nil	
Height of Rooms	Store = 15' to w/s crane hook Link = 8'0"	
Special Fitments by Architects*	Nil	
Fire Precaution	CO2 Portable, by M.I.R.N.S. " Alarms Nil " Auto Heat Rise Nil " Smoke Detector Nil	
Sanitary Accommodation	1 W.C., 1 Urinal, 1 L.B. and clothes racks	
Heating	Steam	Unit Heaters
	Hot Water	Nil
Hazard*	Nil	
Ventilation	Plenum	Nil { Natural
"	Extract	Nil { Ventilation
"	Active	Nil
"	Non Active	Nil
"	Toxic	Nil
"	Filtered	Nil
"	Non Filtered	Nil

Air Sampling	Particulate } Nil Gaseous }
Lighting	No special requirements Mercury-Vapour Special* Highbay units
	Hand Electric Cranes 30T - all motions electric Lifts Nil Standard speeds, 15'0" to Hoists Nil w/s hook. Monorails Nil Quote operating speeds and hook clearances
Effluent & Drainage	Sewage (Foul) from toilets Radio Active nil Trade waste nil Storm Water from RWPs and hardstandings Photographic nil
Services - Water	Drinking Yes, in Link Raw Domestic Yes, for toilets Raw Process No Hot Domestic Yes, to Lav. basins Hot Process No Demin. No Distilled No Conductivity No Cooling No
Services - Steam Process	Yes, for heating
Compressed Air	No
Town Gas	No
Vacuum	No
Gas Argon	No
Gas Argon & Nitrogen	No
Gas Nitrogen	No
Gas Oxygen	No
Electricity	No special requirements D.C. Special* Standby Nil Guaranteed Nil Power Plugs 12/15A sockets & TPN Lighting Points Yes 30A socket
Furniture*	Nil
Security	Fencing - Height } Nil Burglar Alarms }
Plant & Equipment	All by Client
User's	
Moundings	Nil
Access (Roads & Paths)	Yes, concrete apron
Streetlighting	Yes, existing to be extended
Fencing & Gates	6'0" high fencing to compound
Telephones	One in N.W. corner, near Link.

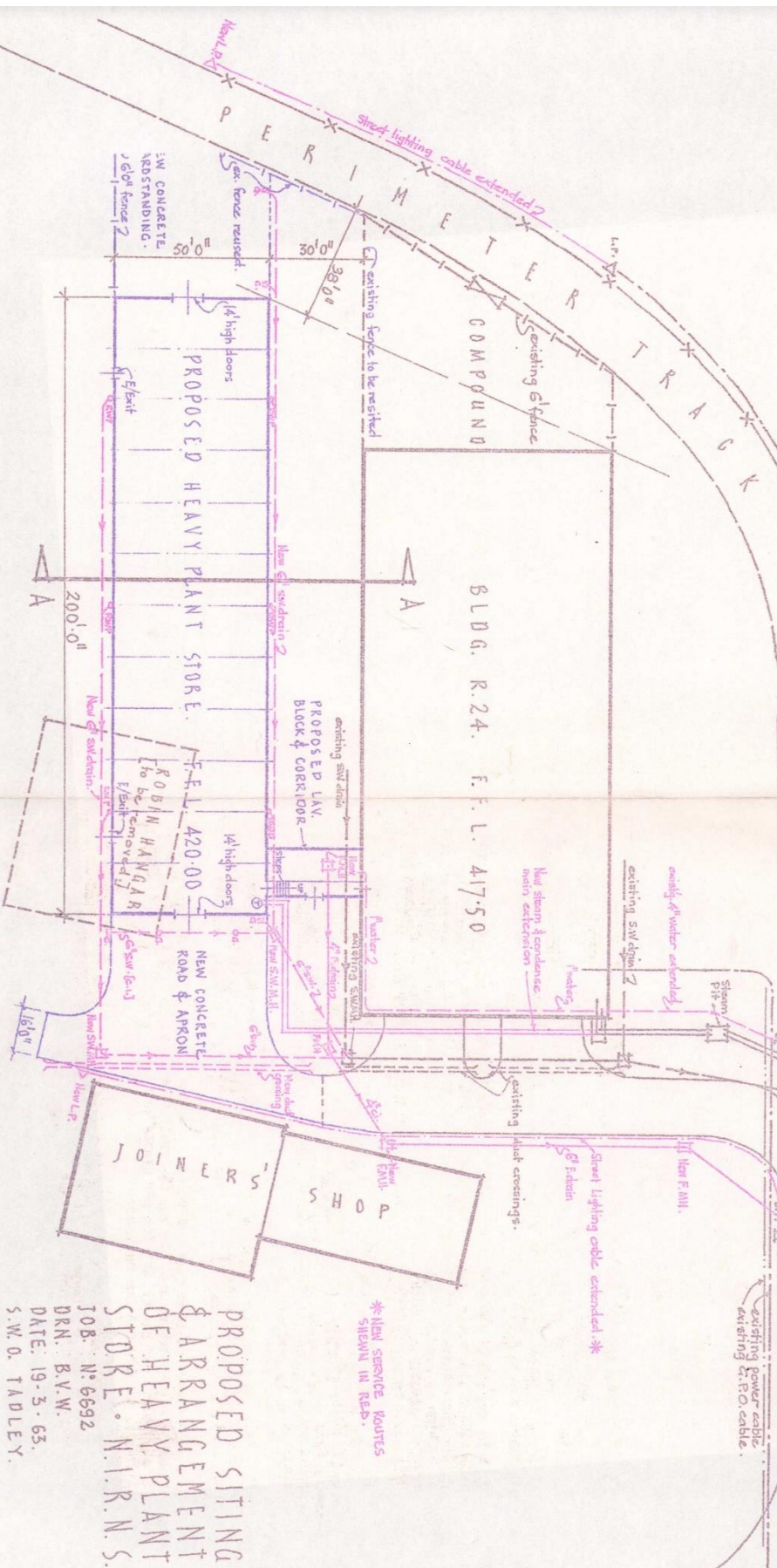
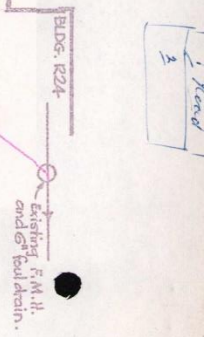
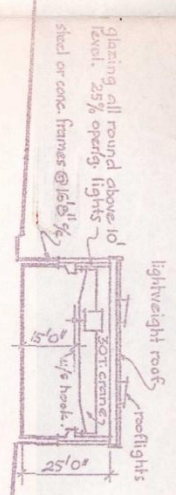
Notes:- All items marked * to be amplified on appendices if required. All items MUST be answered YES or NO, PROBABLE etc.

Signed: *Max Hancock* Date: **19/3/63** Signed: Date:

LOCATION PLAN
SCALE: 1/1250TH.



SECTION A-A.



*NEW SERVICE ROUTES
SHOWN IN RED.

PROPOSED SITING
& ARRANGEMENT
OF HEAVY PLANT
STORE. N.I.R.N.S.
JOB. N° 6692
DRN. B.V.W.
DATE: 19-3-65.
S.W.O. TADLEY.
ARCH. REF: 1121/B.
[N° 1124 REDRAWN]