



FRANKHAM

HEATHFIELD LIBRARY AND UNION OFFICES

EAST SUSSEX COUNTY COUNCIL

REFURBISHMENT WORKS

Frankham Consultancy Group were appointed by East Sussex County Council (ESCC) at Heathfield Library to carry out a complete refurbish of the library and staff areas, new fire alarm system, fire compartmentation works, new lighting throughout and new heating system.

Any asbestos detected as a result of the R&D survey was removed and an anthrax survey was carried out to the lathe plaster.

Due to the property being used as a library, the client could only shut the library for a two week period, therefore the works had to be programmed in a fully occupied property. Any major fire safety works to the library reception area was completed within this closed period; the remaining works were completed during the operating hours.

On further inspection to the first floor offices, there were noticeable structural cracking. Our structural engineer investigated the structural integrity of the offices above the library, and it was recommended to the client the substructure of the property was originally designed as residential use only. As the area above is being used for offices, the floor joists throughout the property would need to be strengthened by the installation of flinch beams. The client agreed on a new brief to carry out these works, inclusive of a complete refurbishment of the first and second floor areas and new fire doors and emergency lighting throughout.

We have been acting as contract administrator, managing progress with the contractor handling day-to-day queries and producing weekly site reports. We convene, chair and minute formal monthly site progress review meetings and deal with monthly applications for payment from the contractor to produce valuations and payment certification for the client to action.

Our Principal Designer duties deliver overview of contract and site safety systems, including site visits as well as the oversight and monitoring of the Pre-Construction Information in relation to all H&S matters and handover documentation.

Our mechanical delivery of the works involved a survey of the existing property to assess the existing heating system and calculating the heating requirements for the entire property. Our mechanical engineer recommended the need for a completely new heating system, which the client proceeded with. The mechanical engineer produced full design and specification of works.

Our electrical engineering department assessed the first and second floor areas and the requirements for emergency lighting to comply with the fire officers' comments and part B of the building regulations. The design and recommendation for the lighting was completed by the electrical engineer.

The structural department completed an intrusive survey of the first and second floor areas to determine the current span of the floor joists. A structural design and report was produced outlining the recommendations for the structural strengthening works. The structural investigations were actioned quickly and resolved under the main works.

The client requested additional fire safety works to the office above, which had to be completed prior to the tenant moving in. Our communication, recommendations, advice and design were quickly produced to the contractor who managed to complete the works within the tight timescale provided in order for the tenant to move in.

Monthly meetings are held with ESCC for the whole maintenance programme, and we were continuously praised in relation to outstanding works and efforts to excel the works at Heathfield Library to meet the client's timescales and work around the property being occupied.

Client:
East Sussex County Council

Sector:
Local Authority

Services:
Contract Administrator
Structural Engineering
Principal Designer
Mechanical & Electrical Engineering

Contract Value:
£285k

Project Dates:
Oct 2019 - Jun 2020

