

PROGRESS UPDATE – APRIL 2024

CARETAKERS HOUSE:

All works are completed and the building handed over to the Council.

MAIN BUILDING:

- Completed - stone repair/replacement to the North elevation (facing Mackinlay Street - areas 2b/2c/2d)
- Roof 5. Completed - new roof covering. A section of scaffold remains in place for render works.
- Roof 3c and 3d (see location drawing). Installed - upstands / insulation and new roof coverings, including decorative resin finishes. Upstands serve as a critical barrier, elevating for example a skylight above the roof surface to prevent water pooling and ensuring a watertight seal.
- Roof 3b. Completed - revised tapered insulation scheme, and installation of additional storm water outlets.
- Roof 3 (Flytower overlooking Mackinlay Street.) Scaffold and roof trusses forming the temporary over roof insitu. All required scaffold propping is in place to support the temporary roof. Awaiting installation of polythene shrink-wrap “tent.” This is weather dependant.
- Underway: installation of powder coated aluminium copings/cappings above the first floor offices curtain walling on roof 4. Powder coating generally provides a thicker, more damage resistant finish that needs less maintenance than painted finishes.
- Roof 4: covering nearing completion following repair works at the base of the curtain walling.
- Roof 4a. Complete - new screed to drum area of roof (overlooking Argyle Street). A roof screed is a cement/epoxy resin based material that is laid on top of roof slab to give it a smooth and consistent surface prior to laying roofing materials.
- Roof 2e. Complete - concrete substrate repairs. Final new roof covering work in progress.
- Roof 5b. Complete - roof covering.
- Complete - internal mechanical and electrical surveys of the current installations condition.

PLANNED PROGRESS FOR NEXT 4 WEEKS - MAIN BUILDING:

ROOF 3:

- Cover the temporary scaffold and roof trusses with polythene protection.
- Remove copingstones to roof 3 in advance of roof works starting.
- Strip and remove the existing roof covering.
- Progress with build-up of insulation and new roof covering.

ROOFS 4A AND 4B (FRONT TERRACES OVERLOOKING ARGYLE STREET.):

- Install access/support scaffold, trusses and polythene protective “tent.”
- Remove existing roof covering to roofs.

ROOFS 2E, 3, 3B, 3D, 4, 5, 5A & 5B:

- Remove temporary polythene “tent” and support scaffolding to south elevation.

WEST AND SOUTH ELEVATIONS:

- Continue with the new render works.

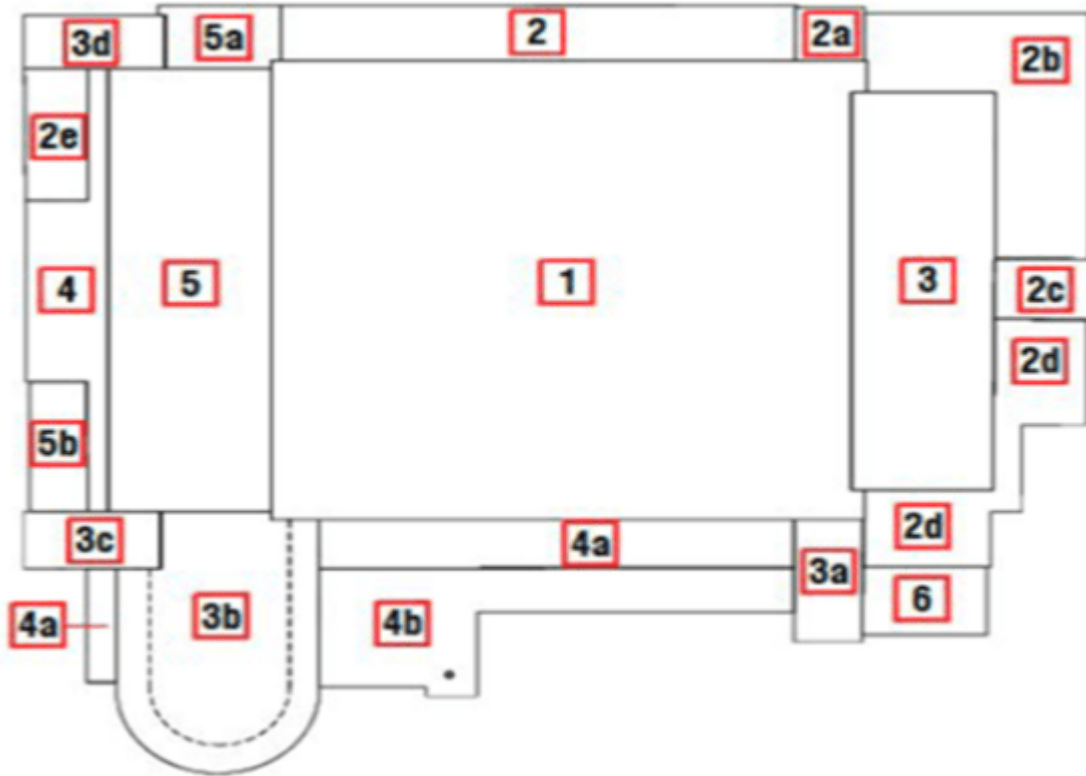


Image 1 Drawing: extract from Architects Roof Plan detailing the complexity, different levels and number of flat roofs that make up the Main Pavilion roof surfaces.

WORK IN PROGRESS PHOTOGRAPHS



Image 2 overview of site from argyle street



Image 3 ROOF 5 - NEW ROOF COVERING WORK IN PROGRESS



Image 4 ROOF 4 - OVERVIEW OF FIRST FLOOR OFFICES LOOKING EAST



Image 5 FLYTOWER VIEWED FROM MACKINLAY STREET - TEMPORARY SCAFFOLD AND ROOF TRUSSES INSITU.

CARETAKERS HOUSE

- All works and testing and commissioning works completed.

MAIN BUILDING

- Completed stone repairs/replacement to areas 2c, 2d and Roof 2b.
- Completed access scaffold around roof area 3 (fly-tower) and existing stone copings removed in advance of roofing works starting.
- Roof Areas 5, 5a, 3a, 3b, 3c and 3d: the old roof coverings stripped and new roofing works are underway under the cover of the temporary scaffold roof. New storm water outlets in situ.
- Roof Area 4: completed concrete repairs to the roof substrate which delayed laying installation of new roofing membrane in this period. Roof permanent covering works due to start in the next period.
- Roof 5: repairs to the roof decking are underway and work in progress.
- Roof 5b: existing roof membrane stripped and new roof covering installation works underway.
- Rendering works are continuing to each elevation, however cold weather conditions have delayed progress. Works are being coordinated with temporary scaffold protection and roofing works.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

MAIN BUILDING

- Roof 3b: service and repair existing in situ roof lights and finalise installation of temporary rainwater pipes.
- Roofs 3a, 3c, 3d, 5a, 2e finish works namely, insulation and top/capping membranes/sheets.
- Roof 3 (Fly Tower): erect temporary over roof and polythene protection to enable roof works to start. Inspection of roof sub-strate for localised repair works.
- Roof 4: roof substrate concrete repair, break out existing rainwater outlets and install new. Prime, lay insulation and top/capping roof membrane/sheet.
- Roof 5: reinstate flashings at abutment with south elevation. Installation and testing of a system to facilitate safe future roof inspections and gutter cleaning. Connection of internal rainwater pipes.
- Erect temporary scaffold and weather protection to roof areas 4a and 4b (front elevation first floor and Café terraces).
- Building fabric repairs:
 - North Elevation (Mackinlay St) installation of new lintol to the venue entrance. Core through walls and install lead gargoyles (rainwater overflows), hopper heads and rainwater pipes from area 2 (rear terrace) to ground level.
 - West Elevation (rear): Core through walls and install gargoyles (rainwater overflows) from roof area 1 (Main roof) to area 2 (rear terrace). See "Work in Progress" roof plan drawing 1.
 - East Elevation (front – Argyle Street). Core through walls and install gargoyles (rainwater overflows), from area 1 to area 4a.

WORK IN PROGRESS PHOTOGRAPHS



Image 6 NORTH ELEVATION (VIEWED FROM MACKINLAY STREET): SCAFFOLD EXTENDED TO NORTH SIDE OF BUILDING IN PREPARATION FOR TEMPORARY ROOF PROTECTION.



Image 7 ROOF 3B FRONT ROTUNDA- NEW ROOF MEMBRANE BEING FINALISED.



Image 8 ROOF AREA 2E RENDER TOP COAT BEING APPLIED TO EAST AND SOUTH FACING WALL SURROUNDS.

CARETAKERS HOUSE

- Works physically completed in December 2023.
- Mechanical, Electrical and Plumbing (utilities) commissioning works are currently in progress.

MAIN BUILDING

- Complete - additional stonework surveys to north elevation (adjacent roof areas 2c & 2d – see roof layout drawing) complete. Identified stone repair and replacement works.
- Complete - stonework repairs and replacement to east elevation (adjacent to roof area 4a) complete and scaffolding removed.
- Main Roof (roof 1) perimeter - permanent handrail/safety barriers have been erected.
- Roof 3b. Tapered insulation scheme installation is work in progress. Installation of additional storm water outlets ongoing.
- Complete - roof 3 access - scaffold complete and removal of copingstones is underway.
- Installation of temporary roof coverings ongoing over Roofs 5, 5a, 5b, 3c, 3d, 4 and 2e.
- Complete - roof 4 - installation of copingstones is complete.
- Removal of the existing roof covering to roof 5 ongoing.
- Complete - inspection of existing roof deck to roof 5 by the Architects is complete, and repair instructions issued. Repair works underway.
- Complete - scaffold and temporary roof covering complete over roof 3a.
- Render to adjacent to roof 2e underway (subject to air temperature - if the temperature is too low this would stop the works)

PLANNED PROGRESS FOR NEXT 4 WEEKS:

CARETAKERS HOUSE

- Complete the commissioning of utility services.

MAIN BUILDING

- Commence stone repairs/replacement on area 2c, 2d and Roof 2b.
- Roof 3b: complete revised tapering insulation scheme and gutter detail.
- Install temporary new stormwater outlets on 3b.
- Roof 5: carry out additional repairs to existing deck.
- Progress with vapour control layer and insulation to roof 5.
- Remove existing roof covering to roofs 4, 5b, 2e & 3a.
- Progress with timber coping substrate to area 5.
- Erect temporary roof covering to roof 3- Flytower.
- Fit new roof covering to roof 5.
- Fit new roof covering to area 4.
- Progress with new render works to east elevation roof 2.

WORK IN PROGRESS PHOTOGRAPHS



Image 9 EAST ELEVATION: OVERVIEW OF SITE FROM ARGYLE STREET.



Image 10 ROOF 1 MAIN AUDITORIUM & SKYLIGHT - SCAFFOLDING REMOVED. SCAFFOLD ERECTED AND INSITU FOR TEMPORARY ROOF EDGE PROTECTION.



Image 11 SOUTH ELEVATION: COPING REINSTALLED ALONG ROOF 4.



Image 12 CARETAKERS HOUSE: SOUTH ELEVATION SHOWING GOOD QUALITY OF NEW RENDER FINISH.



Image 13 CARETAKERS HOUSE: GROUND FLOOR DISABLED WC INCLUDING BOILER HOUSING BEHIND FULL HEIGHT ACCESS DOOR.

PROGRESS CONTINUES. HERE ARE THIS MONTH'S HIGHLIGHTS:

- Caretakers House.
 - Chimney rebuilt and render completed. Awaiting chimney copings.
 - External wall render works nearing completion.
 - Interior plasterwork mainly complete, touch up following joiner finishes.
 - Decoration preparation and first coats applied. Final coats following joiner finishes.
 - Mechanical and electrical 1st and 2nd fix complete.
 - Joinery finishes to windows, internal doors in progress.
- Main Building: additional stonework surveys completed, and additional repairs/stone replacement identified. Works now in progressing on replacement of same.
- Main Roof (roof 1 see roof layout drawing)
 - New roof covering is installed and complete.
- Coping stones have been reinstalled and complete.
- Render to south elevation of fly tower underway.
- Removal of temporary roof underway.
- Roof 3b (see roof layout drawing) Temporary roof is in place and main roof covering works underway.
- Roof 4: (see roof layout drawing) Installation of copings is underway and nearing completion.

PLANNED PROGRESS FOR NEXT 3 WEEKS (UP TO FRIDAY 22 DEC 2023):

- Caretakers House
 - Remove temporary roof and scaffold.
 - Commence with external drainage.
 - Complete internal joiner fit out.
 - Complete plaster patch and decoration.
 - Commission electrical and mechanical (heating).
 - Works practically completed.
- Roof 2b, c & d: (see roof layout drawing): finish erection of scaffold to allow for parapet works to progress.
- Roof 3b: following removal of existing roof covering, level surveys have been taken, and tapered insulation scheme design is underway.
- Roof 5: erection of temporary roof trusses.
- Main Building: complete stone repairs to East elevation
- Works on removing identified damaged stone to progress on 2b,c & d (Low level)
- Main Building: complete cope repair to top level, stair 3 south-west corner.
- Fly Tower: continue with render works to south elevation.

ADVANCE WARNINGS:

SSE and Scottish water have completed essential electrical and water installation works on Mackinlay Street.

WORK IN PROGRESS PHOTOGRAPHS:



Image 14 ROOF 3B TEMPORARY ROOF FRAME AND SHEETING INSITU.



Image 15 ROOFS 2B, 2C AND 2D ERECTION OF SCAFFOLD AND TEMPORARY ROOF



Image 16 ROOF 5:1ST FLOOR OFFICE SUITE: ASSEMBLY OF TEMPORARY ROOF STRUCTURE.



Image 17 CARETAKERS HOUSE: PERIMETER GUTTER INSTALLED.



Image 18 LIGHT FITTINGS INSTALLED IN CARETAKERS HOUSE.

PROGRESS THIS MONTH:

- Caretakers House: erection of temporary roof covering.
 - Chimney rebuild to Caretaker's House completed. Awaiting copings.
 - External render works have commence – work in progress.
 - Interior plasterwork mainly complete.
 - Joinery finishes work in progress.
- Main Building: additional stonework surveys completed and additional repairs/stone replacement identified. Works commenced on removing identified damaged stonework in preparation for replacement.
- Main Roof (roof 1 see roof layout drawing below): existing stone parapet wall copings removed to allow roof membrane installation and dressing over parapets.
 - Additional gutter materials delivered and work underway.
 - Additional gutter to south elevation installed.
- Roof 3b (see roof layout drawing): progress of scaffold around perimeter of roof described as the Drum.
- Roof 4: (see roof layout drawing): installation of copings to south elevation underway.
- A new manhole has been installed which is located at the North east corner of the front car park, to improve groundwater flow (see photographs 7/8)

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- Caretaker's House:
 - Remove existing roof covering to house store, and progress with new insulation and membrane.
 - Continue with render to house store.
 - Commence with internal decoration to House store.
 - Below ground: excavation and connection of electrical, water and data services.
- Roof 2b, c & d: (see roof layout drawing below): erect scaffold to roof to allow for parapet works to progress.
- Roof 3b: complete erection of temporary roof 3b (drum)
 - Strip existing roof covering on 3b to allow level surveys, and ordering of tapered insulation.
- Roof 5: erection of temporary roof trusses and support scaffold to commence.
- Main Building: additional stonework surveys have taken place and additional repairs/stone replacement identified.
- Works to commence on removing identified damaged stone to progress on 2b, c and d of the roof plan.
- Main building: continue with cope installation on south elevation.
- Main roof (1: fix coping stones following completion of roof covering membrane works.
- Fly Tower: commence with render works to south elevation whilst temporary roof protection in situ.

ADVANCE WARNINGS:

SSE and Scottish water have been undertaking essential electrical and water installation works on Mackinlay Street (Pavilion side) during week commencing 23rd Oct.

COMMUNITY BENEFITS:

A key feature of public sector procurement is supporting local social and economic issues/projects within the wider community. Robertson Construction and the appointed Project/Design Team are in ongoing engagement with Rothesay Academy to support various projects the Academy are sponsoring. e.g. Careers Fair in November 23. This will give students an insight into careers in the

construction industry from both management and construction perspective and what qualifications/training they might need to enter the industry.

The local primary school, Rothesay Primary 5 pupils, have engaged in a Bug Hotel project facilitated by Robertsons. This comprises two sessions. The first session has taken place being a cost and design exercise where, in groups, the pupils worked to a budget, and purchased materials without exceeding the budget and then sketched out their designs. The second session will allow the team with the winning design (which is agreed by the school and Robertson site team) to build their bug hotel in the school grounds with the help of the Robertson construction site team. Feedback from the children is positive and engaging.

Site tours and a visit to the Project/Design Team offices in Glasgow will also be arranged to provide an in depth insight on how projects are organised, planned and controlled for those students considering a career in the construction industry.

Robertsons are keen to employ locally and currently have employed a local person on site and a local sub-contractor. The specialist nature of the Stage 1 works - e.g. roofing, stonework, drainage - demands a level of expertise, knowledge and experience that does not always translate into job opportunities locally. Robertsons continue to work with the local DWP advisor to seek out opportunities locally and are in discussion to hold a job fair and drop in sessions for the next stages of the project.

WORK IN PROGRESS PHOTOGRAPHS



Image 19 CARETAKERS HOUSE: SCAFFOLD AND TEMPORARY ROOF WITH SHRINK- WRAP POLYTHENE SHEETING PROTECTING ONGOING EXTERIOR WORKS.



Image 20 CARETAKERS HOUSE CHIMNEY. REBUILT.



Image 21 MAIN ROOF (1): EAST (FRONT) ELEVATION PARAPET: INSTALLATION OF ROOF MEMBRANE/FLASHINGS TO PARAPET.



Image 22 SOUTH ELEVATION COPES REMOVED TO ALLOW INSTALLATION OF ROOF COVERING MEMBRANE.



Image 23 (FRONT) ELEVATION: INSTALLATION OF NEW MANHOLE. IN FRONT YARD ADJACENT EXIT FROM STAIRCASE NORTH EAST CORNER OF BUILDING.

Progress this month

- Main roof:
 - temporary roof covering completed and inspection of the concrete substructure to identify repairs actioned.
 - existing rainwater outlets have been broken out and works to install new rainwater outlets started.
 - removal of the existing roof covering including insulation completed, and works started to lay the new roof covering and insulation to improve thermal resistance of the Main Hall.
- Survey of stonework repairs completed following final safety approvals of scaffold. Repair work started at high level.
- Installation in progress of below ground drainage repairs in the yard area adjacent to Mackinlay Street to improve storm water discharge work.
- Investigation and removal of blockage to mainline sewer system completed.
- Caretakers House:
 - Rot repair works and further external inspections completed.
 - Completed first fix electrical and plumbing. Second fix electrical and plumbing started and work in progress.
 - External render works to available areas started.
 - Gas pipe excavated and new gas supply installed.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- Main roof:
 - commence work on agreed repairs to concrete sub-structure.
 - prime sub-structure, lay vapour barrier and insulation including top sheets.
 - Remove the cast stone copings and set aside.
 - Commence reinstating render topcoat to all elevations.
 - Edge trim protection around the main roof lay light.
 - Groundworks – excavate and install new manhole and valve adj. Stair 2 located in east elevation.
 - Caretaker's House:
 - Finalise scaffolding sheeting to the temporary roof.
 - Remove the existing roof covering and insulation.
 - Continue reinstating the render.
 - Chimney and Ladder - commence refurbishment works.
 - Removal of existing roof covering.
 - Prime, lay vapour barrier, insulation and top sheets.
 - Complete mechanical and electrical 2nd fix.

ADVANCE WARNINGS:

None noted for the coming month with construction works confined within the curtilage of the site.

WORK IN PROGRESS PHOTOGRAPHS:



Image 24 MAIN BUILDING: MAIN ROOF (ROOF 1) SCAFFOLD SOUTH FACING ELEVATION WITH SHRINK-WRAP POLYTHENE SHEETING TO TEMPORARY ROOF/SCAFFOLD. OVERLOOKING THE ABUTMENT WITH ROOF 5 FIRST FLOOR OFFICE SUITE.



Image 25 MAIN ROOF: ROOFING MATERIALS STORED ON SITE.



Image 26 RENDER REMOVED FROM THE CARETAKERS HOUSE CHIMNEY.



Image 27 CARETAKERS HOUSE: INSTALLATION OF FIRST FIX ELECTRICAL AND INSULATED PLASTERBOARD DRY LINING TO WALLS TO IMPROVE THERMAL RESISTANCE OR ORIGINAL WALLS.

PROGRESS THIS MONTH:

- The temporary main roof covering is now almost complete. Erection of roof trusses and support scaffold is now complete and “shrink-wrap” polythene roof covering is now ongoing.
- Progressing other areas of scaffold around perimeter of building.
- Following completion of the scaffold erection and final safety certification, completion of cast stone repairs and replacement surveys.
- Removal of existing stone parapet wall copings in advance of roof works is ongoing.
- Removal and rebuilding of the parapet wall along West (rear) elevation, due to previous defective workmanship.
- Removal of the existing render is complete. This is in preparation for new render, and now awaits Architect's inspection prior to commencement of works.
- Caretakers House - installation of an injected damp proof membrane is now complete.
- Caretakers House - good progress has been made on 1st fix MEP installation and 1st fix Joinery works.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- Complete temporary roof coverings to the main roof area and new first floor office area, rotunda and remaining perimeter flat roofs.
- Continue works to break out of existing main roof -rainwater outlets in preparation for modifications and new lead.
- Commencement of main roof Area roof covering works and installation of new rainwater outlets.
- Continue with surveys of stonework repairs following final safety approvals of scaffold.
- Commence installation of a below ground drainage repairs in the yard area adjacent to Mackinlay Street to improve storm water discharge.
- Investigate and remove blockage to mainline sewer system.
- Rot repair works and further external inspections to the Caretakers House.
- Continue with internal joinery work and first fix electrical and plumbing to Caretakers Building.
- Commence render works to available areas.
- Excavate gas pipe to Caretakers house.

ADVANCE WARNINGS:

None noted for the coming month with construction works confined within the curtilage of the site.

WORK IN PROGRESS PHOTOS:



Image 28 MAIN BUILDING: INSTALLATION OF SCAFFOLD LIFT TO EAST ELEVATION OF ROTUNDA IN PREPARATION FOR OVER-ROOF (ROOF 3B).



Image 29 SOUTH FACE OF FLY-TOWER FOLLOWING RENDER REMOVAL WORKS.



Image 30 WEST ELEVATION: PARAPET UPSTAND TO THE REAR TERRACE ROOF (ROOF 2 SEE PLAN) BEING REBUILT.

This is our third newsletter highlighting ongoing progress and activity at Rothesay Pavilion.

PROGRESS THIS MONTH:

- The temporary Main Roof covering is nearing completion with the erection of roof trusses and support scaffold.
 - Installation of internal support scaffold for the temporary Main Roof covering is insitu.
 - Other areas of perimeter scaffold (e.g. Mackinlay Street elevation) is work in progress.
 - Following completion and final safety certification of scaffold, further inspections/surveys have been undertaken by the Architects in advance of additional repairs/stone replacement.
 - The final removal of existing mechanical and electrical plant and steelwork supports is now complete.
 - Removal of the glazed curtain walling to enable render works to the first floor office suite to the rear elevation is complete.
 - Removal of existing stone parapet wall copings at roof level is work in progress in advance of the start of roof works.
 - Exterior render removal works have continued in preparation for new render.
 - Caretakers House Works:
 - Internal structural repairs to the Caretakers House are now complete.
 - Refurbishment of windows to the first floor completed.
 - Removal of the temporary road closure of Argyle Street with the promenade now fully open.
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PLANNED PROGRESS FOR NEXT 4 WEEKS:

- All excavated below ground drainage works to the south elevation have been completed save for finalising non-intrusive sleeve repairs.
 - Works to continue breaking out the existing Main Roof rainwater outlets to effect repairs.
 - Continue to remove perimeter stone copings in preparation of roofing works.
 - Main Roof – start of existing roof covering removal works.
 - Continue with surveys of stonework repairs when the perimeter scaffold is completed.
 - Continue removal of existing render for preparation of new render.
 - Investigate blockage to the mainline sewer system and commence installation of a new manhole.
 - Caretakers House:
 - Works to start to install a chemical injected damp proof course, rot repair works and further external inspections of render.
 - Commence internal joiners work and first fix mechanical, electrical and plumbing systems.
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ADVANCE WARNING:

None noted for the coming month with construction works confined within the site.



Image 31 ROOFS – MAIN BUILDING AND CARETAKERS HOUSE: FORMED OF 21 FLAT ROOFS ALL AT DIFFERENT LEVELS. ERECTION OF TEMPORARY ROOF FRAME IN PROGRESS – CRANE ON SITE AND PARTIAL ROAD CLOSURE.



Image 32 TEMPORARY ROOF FRAME BEING LIFTED INTO POSITION



Image 33 MAIN HALL (FRONT ELEVATION/EAST WING): SCAFFOLD REQUIRED INSIDE THE BUILDING TO SUPPORT THE TEMPORARY ROOF FRAME AND BUILDING STRUCTURE.

PROGRESS THIS MONTH (03/07/2023):

- Preparatory works to set up the site is now complete.
- Replacement of the temporary site electrics is now complete.
- A below Ground drainage CCTV survey revealed additional drainage repairs are required and an existing gas main was laid on top of a Manhole. These additional drainage repairs on the south elevation are underway.
- Additional drainage works are also required near the south east corner of the building where the existing pipe is partially collapsed. Further investigation works are planned during the month in addition to installation of a new manhole to improve drainage access in the future.
- All Mechanical, Electrical and Plumbing plant has now been removed from the Main Roof in advance of works starting.
- The Utility services trench from MacKinlay Street to the existing Caretaker's Building is complete.
- Scaffold works are well advanced to all elevations. Additional access scaffolding on the front and rear Auditorium terraces up to the Main Roof was started. This scaffold is designed to support the temporary over-roof that is being installed to protect and enable main roof works to progress in the event of inclement weather.
- Existing Ceilings, Mechanical, Electrical and Plumbing services below the auditorium terraces have been removed to install structural propping to support the scaffold above.
- Down takings/strip of all internal linings and ceilings to the Caretakers House have been completed.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- The temporary main roof covering design will be finalised for approval via the Project Structural Engineers.
- Following completion and final safety certification of the scaffold further Survey stonework surveys will be undertaken to assess the stonework condition.
- All excavated below ground Drainage works to the south elevation have been completed save for finalising non-intrusive sleeve repairs;
- Final removal of existing mechanical and electrical plant and supports, from all roof areas and installation of temporary waterproofing.
- Remove the curtain walling on the first floor to the rear elevation.
- Start removal of existing stone parapet wall copings in advance of roof works.
- Commence works to break out of existing roof rainwater outlets.
- Start removal of external render in preparation for new render.
- Carry out structural internal repairs, installation of injected Damp Proof Membrane, rot repair works and further external inspections to the Caretakers House.

PLEASE NOTE:

As reported last month one lane of Argyle Street will be closed to enable installation of the temporary roof structure and for public safety. Robertsons are progressing with the lane closure from Monday 3rd July, as the delivery of temporary roof covering frames to the Main Roof are due for delivery from the 5th July.

SITE ACTIVITIES:



Image 34 PHOTO 1 - SOUTH AND EAST ELEVATIONS: SCAFFOLDING INSITU.



Image 35 PHOTO 2 - WEST ELEVATION: SCAFFOLD



Image 36 PHOTO 3 - MAIN HALL WEST WING: CEILING, MECHANICAL AND ELECTRICAL PLANT REMOVED IN ADVANCE OF SCAFFOLD PROPPING WORKS.

PROGRESS THIS MONTH:

- Engagement with local residents including publication and circulation of an information and contact sheet complete.
- Hoarding refurbishment and improvement works to North, West & East Elevations. Site Access & Security improvements. Complete.
- Site Cabins (acquired by Argyll and Bute Council from administrators at low cost), exterior redecorated and internal accommodation refurbished. First floor access staircase relocated to permanent construction phase 2a location.
- Signage and pedestrian routes established throughout the site complete.
- Erection of temporary fencing to layby on Argyll Street to facilitate crane access.
- Crane delivered to site for removal of roof plant which has started.
- Remove existing flagpole for refurbishment off site.
- Excavate, lay ducts and backfill the trench up to the caretaker's house.
- Below ground drainage excavations started to repair foul water and surface water drainage pipes.
- Auditorium/main hall, dance floor protection installed.

PLANNED PROGRESS FOR NEXT 4 WEEKS:

- Remove existing mechanical and electrical plant and supports, from all roof areas and install temporary waterproofing.
- Build and erect scaffolding for Area 1 (main roof) and loading bay, in preparation for the delivery of the temporary roof structure.
- Remove the curtain walling on the first floor to the rear elevation
- Start removal of existing roof stone copings in advance of roof works.
- Start break out of existing roof rainwater outlets.
- Start removal of external render.

ADVANCE NOTICE:

In advance of hoisting the temporary roof structure in place, to ensure public safety, closure of one lane of Argyle Street will take place in July. This will enable the crane to access the site and operate safely including the safe clearance of the boom and jib. We will confirm details in the coming weeks.



Image 37 REMOVAL OF RENDER TO SOUTH ELEVATION HAS STARTED EXPOSING BRICKWORK.



Image 38 MOBILE CRANE ON SITE FOR DISMANTLE OF THE MECHANICAL AND ENGINEERING PLANT FROM THE ROOF.



Image 39 MECHANICAL AND ENGINEERING PLANT STORED ON A LORRY FOR REMOVAL FROM SITE.