Rugby and Daventry Joint Crematorium Committee – 24 June 2015

Construction Update

(i) Outstanding Building Completion defects from Completion

Accoya main doors – final finishing strips on the Book of Remembrance room is still to be fitted – this is on order.

(ii) 12 Month Defect Notification and Programming of defect rectification work

81 defects were notified in the 12 month defect notification period from completion. Presently 10 of these remain either outstanding or require ongoing monitoring. The most significant of these outstanding 10 items are:-

- Defect 23 - cracked driveways (works are planned but not programmed)
- Defect 69 - Solar glare in Avon room (being investigated)
- Defect 72 - Carpet shrinkage in Drayton (solution now offered awaiting implementation)
- Defect 80 - TEP Mechanical and Electrical Installation report commissioned by DDC – awaiting formal response.

The remaining 6 matters are either very minor and or simply site monitoring issues. Whilst matters have still been fairly slow to resolve Willmott Dixon has been more pro-active at seeking to sign off on all defects, they have set their handy man to resolve the more minor issues and he has also been running through the room reviews and carrying out final issues.

Programming of major works has been accommodated by the site including a weekend of work at the end of May, and a 2 day closure in early June.

(iii) Other matters to report

- The BREEAM assessment is still ongoing, the project team including Contractor, Architect and Council team has pulled together a lot of the outstanding strands of the requirements during the past 2 months (with the Council team providing all elements relating to its input). The matters outstanding should be fully resolved shortly, the requirement in the contract is that the building achieves BREEAM Very Good.
• Formerly a dispute item, Defect 27 relating to the drainage of the Bodpave parking area has been resolved. Willmott Dixon carried out works to resolve the defect recently in early June. The success and performance of the works completed will have to be assessed in prolonged wet weather conditions.

• Defect 71 – A source of major water leakage was identified as a connection to a cemetery water tap. This was repaired. Now isolated, monitoring of usage is being undertaken to ensure there are no further issues of leakage. The monitoring is led by Rugby’s Corporate Property Unit who has access to meters and online monitoring via the Building Management System (BMS).

• The building is to be repainted in full at cost of the contractor. A date for this is to be determined.

• A meeting with Willmott Dixon concerning the Final Account is happening this week.