

# RUSSELL COTES ART GALLERY AND MUSEUM MANAGEMENT COMMITTEE



Report subject	<b>Update on 'Repair and Renewal' Project funded by ACE MEND for restoration of Conservatory</b>
Meeting date	20 March 2023
Status	Public Report
Executive summary	<p>The ACE MEND Project is underway:</p> <ul style="list-style-type: none"> <li>• work on replacement and renewal of the environmental plant and machinery is designed and commissioned with work starting on 13 March and to be completed in 3 phases by February 2024.</li> <li>• The detailed specifications and work required for the Conservatory repairs have been completed ready for imminent tender.</li> <li>• Drainage surveys completed</li> <li>• CCTV updates yet to be started</li> </ul> <p>The project remains in budget and on time, with a proposed completion date of February 2024.</p>
Recommendations	<p><b>It is RECOMMENDED that:</b></p> <p><b>The Management Committee reviews the report and agrees any actions required</b></p>
Reason for recommendations	The Management Committee are responsible for oversight of the Russell-Cotes and are required by the ACE MEND funding to monitor progress on the MEND project.

Portfolio Holder(s):	Cllr Beverley Dunlop, Portfolio Holder for Tourism, Culture and Vibrant Places
Corporate Director	Jess Gibbons, Chief Operating Officer
Report Authors	Amanda Barrie, Service Director, Destination and Culture Michael Spender, Head of Culture Sarah Newman, Museum Manager
Wards	Not applicable
Classification	For Update

## Background

1. Russell-Cotes received £518,000 from ACE MEND Fund in 2022 to deliver a defined programme of maintenance work. Together with funding from donations, CIL and BCP Council this project has a total budget of £988,000.
2. Philip Hughes Associates were appointed as the lead designers.
3. There are four elements – plant, conservatory, drainage and CCTV.

## Renewal of Environmental Plant and Machinery

4. Martin Thomas Associates were appointed as the sub-contractors for the design of the Mechanical and Engineering Services and Watertite as the building contractors. Support is being provided by surveyors and engineers from Building Services.
5. Watertite has been appointed on a framework contract which has allowed a collaborative approach.
6. The **Objectives** are to
  - renew the end-of-life plant
  - provide the appropriate environmental conditions for the area of the museum ie museum standard, climate control in the galleries and historic house, for visitor comfort only in the modern wing.
  - reduce the reliance on fossil fuels
  - reduce costs with new approach, more efficient plant and zones

## Schedule

7. The work has been phased particularly to ensure:
  - The Museum aims to stay open throughout, so we can maintain our offer and continue to bring in income.

- environmental standards maintained in galleries so the exhibition programme can continue
- loss of air conditioning and boilers has the least impact on collections, staff and visitor comfort

### **Challenges**

8. Timescales have been modified because of the slow progress in developing designs (because of limited access to the site and the number of services and professionals needed to input) and the long order time on critical parts.
9. The available electrical supply has limited the use of electrical equipment, and required the retention of gas boilers.
10. Sign off on the conditions required for planning permission is still required – for the flue, enclosures for the condensers etc.

### **Work**

11. All designs have been completed and budgeted for Plant Rooms 1,2 and 3. Plant Room 4 (café) work is still to be finalized. It includes
  - replacing existing gas fired boilers with 2 new 65kw gas fired condensing boilers, including replacing entire flue system.
  - replacing refrigerant condensers with new.
  - completely refurbishing all 4 air handling units with new fans, heating coils, DX coils, filters, steam humidifiers, VAV dampers, fire dampers, etc.
  - completely replacing BMS controls.
  - general small builder works in connection with the above.

### **12. Timescale**

- Phase 1 works to plant rooms 1& 2 (historic house) will commence in March 2023 and be complete by the end of May 2023.
- Phase 2 works to plant room 3 (galleries) (and may include work to plantroom 4 (café)) will commence in October 2023.
- Phase 3 – Plant Room 4 scheduled for January 2024 and will require an extended closure of the Museum.

### **Impact**

13. Apart from Plant Room 4, the work will be contained in the garden and in the offices area, so it is likely to impact most on staff because of noise, disturbance, loss of heating and longer opening hours. However, measures have been taken to mitigate this wherever possible.
14. Impact on visitors will be noise and potential coldness in the museum, so messaging will go out on the website, social media and on site to forewarn visitors.
15. Work on Plant Room 4 will require the closure of the café gallery, and therefore the museum, so will be scheduled for a quiet period (January 2024).

## **Conservatory Repairs**

16. Philip Hughes Associates has prepared the specification for the repair works on the Conservatory which include:

- removal of all glazing
- repair of timber and iron glazing bars and joinery
- cleaning and replacement of existing glass and new glass to replace cracked panes
- repair and replacement of rainwater goods
- repair and redecoration of internal and external walls
- repairs to floors, steel beam and tiling

17. 4 companies have expressed an interest in tendering for the work, which is scheduled to start in June and take 4 months.

## **Drainage**

18. A drainage survey has taken place and tenders received for the work.

## **CCTV**

19. An allocation of budget has been made to improving the CCTV coverage on the roof.

## **Budget**

20. The project is within budget, with contingency still available. Increasing costs and likely higher building tenders remain a concern and will be closely monitored throughout to ensure that priority work can be delivered.

## **Background papers**

None