

Group Repair Schemes & Housing Regeneration

Gwynedd County Council External Planned Maintenance : Gwyrfai 4.3 Caernarfon & Barmouth

Client : Gwynedd County Council
Contract Administrator : Wakemans Ltd
Contract Form : JCT
Contract Value : £505,000
Contract Period : 26 weeks



Description

External Planned Maintenance to council owned, tenant occupied properties in Caernarfon and Barmouth.



Works included renewal of roof coverings, weather boarding, rainwater goods, windows, doors, cavity wall, loft insulation, re rendering and removal of asbestos containing materials

Gwynedd County Council External Planned Maintenance : Bro Syr I for, Tregarth

Client : Gwynedd County Council
Contract Administrator : Wakemans Ltd
Contract Form : JCT Minor Works Building Contract
Contract Value : £550,000
Contract Period : 30 weeks



Description

External Planned Maintenance to 50Nr council owned, tenant occupied properties at Bro Syr I for, Tregarth

Works included the removal of asbestos and the renewal of render, weatherboarding, rainwater goods, windows and doors

Group Repair Schemes 2/1, 2/3, 4/1 & 6/1 Blaenau Ffestiniog

Client	:	Gwynedd County Council
Architect	:	Downies
Contract Administrator	:	Downies
Contract Form	:	JCT
Contract Value	:	£1,457,000.00
Contract Period	:	Works commenced with the initial phases in 2005 and has been followed with further phases with the latest phase 6/1 awarded in Aug 09



Description

Renewal area Group Repair Scheme for privately owned properties in Blaenau Ffestiniog, Gwynedd

Works comprised the removal of existing chimney stacks, roofs, coverings, rainwater installations, wall finishings, windows and doors and replacement of same with new. A large part of the works included the repair or rebuilding of boundary walls and replacement or refurbishment of gates and railings. Alleyways and footpaths were also renewed and signage replaced.

All targets were fulfilled the contract works were completed on time, within budget and to the satisfaction of our Client

5 Flats, Minafon Flats, Old Colwyn, Conwy

Client : Conwy County Borough Council
Contract Administrator : Salem Myer Simpson
Contract Form : JCT
Contract Value : £163,782.00



Description

Internal & External Refurbishment of existing dilapidated property to 5Nr flats for occupation by Council tenants

All targets were fulfilled the contract works were completed on time, within budget and to the satisfaction of our Client.

We were also involved with the Governments New Deal Labour initiative on this scheme, which had a 50% success rate and was accredited with a Build for Life Award.



Apprentice Linsey Roberts receives her Build for Life Award at the House of Commons

Environmental Improvement Works for Cartrefi Conwy

Client : Cartrefi Conwy
Contract Administrator : Salem Myer Simpson
Contract Form : JCT
Contract Value : £58,000.00
Contract Period : 26 weeks



Description

Renewal of insitu concrete and tar macadam footpaths, drives and paved areas, together with the installation of new drying areas and bin store areas at a development of three blocks of purpose built flats at Severn Road, Colwyn Bay.

Renovation & Conservation Work

Alterations & Refurbishment of Bangor Library, Bangor

Client	:	Gwynedd County Council
Architect	:	J S Allan
Engineer	:	Datrys
M&E Consultant	:	RJT Associates
Client's Representative	:	SP Projects Ltd
Contract Form	:	JCT Standard Form of Building Contract 2005
Contract Value	:	£500,000.00
Contract Period	:	26 weeks



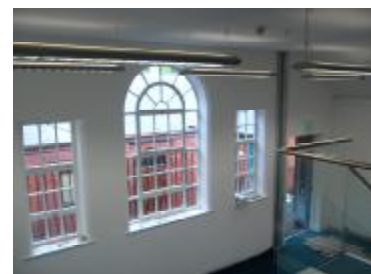
Description

In December 2008 G M Jones (Builders) Ltd were awarded the contract for the Internal and External Refurbishment of Bangor Library which is a listed building. Works commenced on site in January 2009 with the internal demolition and external renovation of the property. The external renovation works were required to be complete within 6 weeks, these works included the renewal of the slate and asphalt roofing, re-pointing of the building, installation of architectural roof vents, specialist stone cleaning, renewal of windows, doors and cast iron rainwater goods together with the external decoration of the property. The programme was resourced to ensure completion within the Clients time frame with successful completion in mid February.



With the completion of the external envelope the internal renovation works have now commenced. These works include a new steel framed mezzanine floor, structural alterations, renewal of flooring, plaster and tiling, treatment of dry rot, decoration, installation of new boiler, heating and cooling system and new lighting, power and IT systems. Within the property there are many specific areas and elements which are listed and must be protected during the course of our works.

Works at Bangor Library are on going and we are on programme to complete all the works by the contract completion date in June 2009. In this months Client progress meeting, our Client expressed their satisfaction at the levels of resources on site and commented upon the high standard of workmanship shown within the progress on site.



Capel Curig Community Centre, Capel Curig

Client : Capel Curig Community Centre
Architect : Pensel Cymunedol
Client's Representative : Pensel Cymunedol
Contract Form : JCT
Contract Value : £255,000
Contract Period : 26 weeks



Description

Conversion of a disused school into a community centre for the village of Capel Curig.

Works included the stripping out and relocating of the existing toilets and kitchen and re-located within the new facility; existing classrooms have been re-modelled to form two new community rooms; external walls treated for damp ingress and dry lined; all floors have been replaced with new insulated floors incorporating an under-floor heating system; all areas are accessible to disabled persons. The existing windows have been restored with a new slate roof completing the building exterior.

Extract from BBC News 8th January 2009



Sian Ashton from the Capel Curig community hall committee said they were delighted to be able to help.

"We're glad of the opportunity to be able to do this, it's lovely to have them here," she said.

The old school has been renovated and updated, so although it looks the same from the outside, inside it boasts a new catering-style kitchen, and even under-floor heating.

Grandmother Andrea Howard-Jones brought Natasha and Connor Preston-Jones to school from their home 10 minutes away.

"The building has been done so beautifully," she said.



“ It's exciting to come here ”
Natasha Preston-Jones, pupil



New Build Domestic

Residential Development, Victoria Court, Llanrwst

Client : Snowdon Developments
Architect : Insight Technical Services
Engineer : Datrys
M&E Consultant : John Coull Associates



Contract Form : JCT Standard Form of Building Contract
Contract Value : £1.3 million
Contract Period : 52 weeks



Description

Construction of 15Nr New Build Apartments on the site of the Former Victoria Hotel in Llanrwst, Conwy.

The property is in 3 conjoined blocks over 3 floors, with a mix of 1 & 2 bed apartments. Each apartment has a main bathroom, ensuite and modern kitchen fittings. The 3 penthouses have mezzanine floors accessed by spiral staircases. Each of the 3 blocks has its own stair case and lift to provide access to the apartments. The sliding sash timber windows and hardwood doors were produced by a bespoke joinery company and fitted by our joiners. False chimneys were incorporated into the roof construction with several velux roof lights on the rear elevation. There is also a large amount of stone walling façade to the property, which was constructed by our Stonemasons to a high standard and has been acclaimed by the Conservation Officer for the area. The building has been finished to the standard required by our Client and their luxury target market.



The apartments are accessed by an entrance gate which leads to an area of car parking, landscaped gardens and a bin store. The existing wall at the rear of the property was amended to include a flood escape path as required by the Environmental Agency (EA). To the front of the property we relocated a lamp post in conjunction with the Highways Agency and reinstalled the pavement and footpath.



The construction works were subject to strict planning conditions due to its proximity to the Snowdonia National Park conservation area and its prime position over looking the Bridge in the centre of Llanrwst.

The site is also in area which is undergoing major flood alleviation works, and as such we worked very closely with the EA and Design Team to ensure that the building construction complied with the requirements under the flood risk plan. During construction further investigations carried out by the EA required the ground floor level of the building to be increased, the Site Management Team were able to implement the works required to reduce the risk of flooding quickly and to the approval of the EA.



New Build Commercial

Llys Jones Commercial Development, Llanrwst, Conwy

Client	:	M & T Jones
Architect	:	Matischok Ross
Engineer	:	P J Hughes
Contract Form	:	JCT Standard Form of Building Contract 2005
Contract Value	:	£600,000
Contract Period	:	20 weeks



Description

G M Jones (Builders) Ltd were awarded the contract for Llys Jones commercial development in September 2006. After 4 weeks of design development with the Design Team, works commenced on site in October 2006 with the demolition of existing ancillary buildings and clearance of the site. Although the works were carried out simultaneously the contract can be divided into 3 key areas, Office Accommodation, Workshop Accommodation and Infrastructure.



The office accommodation comprises of a steel frame with facing brick construction and a slate roof. With a total of 423m² of available office space the building is split into 4 areas over 2 floors. The property has a central entrance and staircase with a lift to the first floor. The building has a central area of curtain walling which provides a balcony area with floor to ceiling glazing. Internally the offices have been finished to a high standard with advanced technological installations. The electrical fit out included a security alarm system, CCTV and Cat5 cabling.



The construction of the workshops consisted of a steel frame with metal cladding providing 325m² internal storage and workshop facilities together with ancillary buildings. The workshop areas have a mezzanine floor level providing office facilities. Internally the workshops are finished to a high standard with kitchen and WC facilities to DDA compliant standards. The workshops have 4 roller shutter doors together with separate pedestrian access.

G M Jones (Builders) Ltd carried out the majority of the construction works utilizing direct labour, however there were areas where specialist subcontractors were required to join the site team (as defined above). These Subcontractors worked as part of the site team working under the supervision and coordination of the Site Management staff to ensure that works were completed on time and to the required standard.

The G M Jones (Builders) Ltd management team worked closely with the Client and Design Team to ensure that all operational needs were met in the construction of the Building. Our experience in building property for commercial occupation, BREEAM and DDA ensured that the end product was not only compliant with statutory regulations but was further enhanced to achieve the objectives of the next level. Our Client was keen to ensure efficiency of the building in its creation and operation, and through our knowledge and systems for waste management, energy efficiency, environmental awareness and biodiversity we ensured that this objective was a target of our construction process.