

An architectural sketch of a museum complex. The drawing shows several buildings with gabled roofs, some with orange roofs and others with grey or brown roofs. The buildings are surrounded by green spaces, trees, and paths. Small figures of people are scattered throughout the scene, suggesting a public space. In the upper center, there is a red rectangular logo with the word 'Pilbeam' in white, bold, sans-serif font, and the word 'CONSTRUCTION' in a smaller, white, sans-serif font below it.

Pilbeam
CONSTRUCTION

CONSTRUCTING EXCELLENCE SITE VISIT

The Gateway Project - Weald & Downland Open Air Museum

21st September 2016

PROJECT OVERVIEW

- JCT Intermediate Contract with Contractors Design
- Value £3.5M
- 54 week Programme
- Progress at 21/09/2016: Week 29
 - Groundworks & Structure Complete
 - Mechanical & Electrical 1st Fix underway
 - Roof Finishes underway
 - Glazing underway
 - New Road and Parking Configuration underway

CDP ELEMENTS

- Cross Laminated Timber Frame & Glulam Beams
- Glazed Curtain Walling to Gable Ends
- Mechanical & Electrical Contractor Design Packages including:
 - Solar Thermal Installation
 - CCTV System
 - Biomass Heating System
 - Data Installation
 - Induction Loop System
 - Intruder Alarm System,
 - Fire Alarm System
 - Automatic Controls System
 - New Photovoltaic System
 - Lightning Protection System

KEY SUPPLIERS

- KLH

Cross Laminated Timber Construction

- Fineline Aluminium

Windows, Sliding Doors, Curtain Walling

- Greenoak Carpentry

Oak Frame

- Kingsley Roofing

Clay Keymer Tiles

Sweet Chestnut Timber Shakes

Zinc Roofing & Cladding

Single Ply & Green Roof

KEY PROJECT ISSUES

1. Early Procurement of Specialist Works

2. Early Specialist Design

3. Offsite Fabrication

4. Site Constraints

1. EARLY PROCUREMENT OF SPECIALIST WORKS

An architectural sketch of a building complex, possibly a school or community center, featuring several interconnected buildings with gabled roofs. The buildings are rendered in light colors (pink, orange, and grey) with dark outlines. The surrounding area is filled with stylized green trees and small figures of people walking on paths, suggesting a lively, outdoor environment. The overall style is a loose, hand-drawn sketch.

- Programme
- Open up a dialogue between the professional and specialist design teams
- Dealing with critical CDP design information required by the design team
- Agreement of payment terms
- Product availability – long lead times as products imported

EARLY PROCUREMENT OAK FRAME



Oak material - 19 weeks design & manufacture

Supplier – Greenoak Carpentry Co. Ltd

Origin – Imported from France

Timeline:-

- Meetings - February 2016
- Order - March 2016
- Design - 9 weeks – May 2016
- Oak Ordering - 3 weeks – June 2016
- Offsite Fabrication - 7 weeks – August 2016
- Installation - 2 weeks – Sept 2016

EARLY PROCUREMENT OF CLT



CLT - 16 weeks design & manufacture

Supplier – KLH (Germany)

Origin – Imported from Austria

Timeline:-

- Meetings - February 2016
- Order - March 2016
- Design - 12 weeks – June 2016
- Offsite Fabrication - 4 weeks – July 2016
- Installation - 6 weeks – August 2016

EARLY PROCUREMENT OF GLAZED PANELS



Glazed Panels - 22 weeks design & manufacture

Supplier – Fineline Aluminium Ltd

Origin – Imported from Germany

Timeline:-

- Meetings - February 2016
- Order - March 2016
- Design - 4 weeks – April 2016
- Offsite Fabrication - 18 weeks – August 2016
- Installation - 6 weeks – October 2016

2. EARLY DESIGN

- To integrate the CDP elements into the overall design
- Complex material interfaces between traditional and modern building components
- Prefabricated finished structures
- Get it right 1st time

3. OFFSITE FABRICATION

- Procurement from outside of the United Kingdom
- Specialist items that require long lead periods
- Payment for goods offsite
- Temporary protection of finished products
- Coordination of manufacturing & site fixing programmes

4. SITE CONSTRAINTS

- Live site open to the general public
- Continuation for the museum to trade and generate revenue
- Construction adjacent to main entrance
- Restricted site working areas
- Tree protection and sympathetic removal
- Archaeological investigation
- Relocation of existing historic buildings

4. SITE CONSTRAINTS PHOTOGRAPHS



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