

# APPENDIX 1

## REFURBISHMENT OF THE ULSTER HALL, BELFAST

### Project Update July 2008

Project start date : Monday 18<sup>th</sup> June 2007  
Total contract period : 18 calendar months (73 weeks)  
Expected Completion Date : 19<sup>th</sup> December 2008

#### Works to date as follows :

- Site set up, enabling works and façade retention to rear block - complete.
- Demolitions and services strip-out to entire building - complete.
- Piling and substructure to all areas - complete.
- Erection of steelwork to Rear Block (Area A) and new intermediate floors installed - complete.
- Installation of tiers for Choir seating and reconfiguration of stage layout in association with Ulster Orchestra - complete.
- Works to strengthen Main Hall floor - complete.
- Construction of new-build block and stairwell to south side - expected completion in early August.
- Installation of precast concrete stairs to South side - complete.
- Installation of precast concrete stairs to North side – 50% complete.
- First fix mechanical and electrical services installation, inc. specialist structured cabling works – 85% complete.
- Formation of pits for piano lift and stage extension - complete.
- Plaster repairs to Main Hall – 80% complete.
- Timber repairs to Main Hall windows – 50% complete.
- Installation of underfloor heating and screed to Vestibule area - complete.
- Timber panelling to Vestibule – 95% complete.
- Installation of ductwork to attic plant spaces -30% complete.
- Stripping of Main Hall roof for re-slating – 100% complete. Roof to be completed in early Sept.
- Internal structural works to the Main Block at the rear of the building (Area A) are now complete and the facade retention system has been removed.
- Raking out pointing to external walls – 50% complete.
- Production of re-constructed stone for cills and copings – complete.
- Rear elevation windows restored and on site for refixing.

Detail design and production information underway for the following items:

- Lighting installation for display cabinets
- Acoustic treatment of services installation
- Structural support for new balustrade and detailed design of balustrade
- IT requirements for Ulster Hall and Ulster Orchestra linked to Waterfront Hall Booking Office.
- Finishes schedules
- External painting schedule
- Decorative Artist appointed and off-site production of artwork for Main Hall commenced.
- Detail design of exhibition areas, including additional services provision to :
  - Ground Floor Corridors, including interpretation of Carey Paintings
  - Ground Floor Lobby and Foyer Areas

**Programme :**

Graham Construction issued a master construction programme on Monday 18<sup>th</sup> June 2007. This was subsequently revised and re-issued on 17<sup>th</sup> September 2007 to take account of the re-design of the south side wings, and Revision B was issued on 17<sup>th</sup> December 2007 to allow for the revised sequence of works to the south side piling and substructure. This revised programme showed an extended construction period of six weeks with a revised Completion Date of 19<sup>th</sup> December 2008. A formal extension of time was made by Graham Construction and confirmed by Consarc on 8<sup>th</sup> November.

Progress at Site Meeting No. 12 (16<sup>th</sup> June '08) was reported by Graham Construction as 7 weeks behind programme.

The delay is a direct result of the hold up in works to Area C (Rear North Stairwell) due to a structural crack in this area and the subsequent structural investigations to establish wall strength and stability. A strategy for the repair / rebuilding of the wall was agreed and work is now complete, as is the remaining piling and installation of substructure. However, the delays in this area have had a severe effect on overall works in adjoining areas. In particular, works to the rear roof and top floor extension, and the installation of services have been affected.

Graham Construction are currently revising their programme to reflect these delays with a revised sequence of works to attempt to achieve completion by 19<sup>th</sup> December 2008.