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THE NORTHERN DISTRICT SCHOOL OF NURSING

COMMITTEE OF MANAGEMENT - 21st. November, 1966

BUILDING COMMITTEE REPORT

As previously reported, since 1962 many discussions have been held with the Hospitals and Charities Commission regarding the School's building programme.

For the last 2 years, discussions have centred upon the proposed students' residence re:-

- location
- basic plan
- method of finance

In 1965 the Commission agreed that it would allocate £50,000 (\$100,000) for 3 successive financial years from 1st. July 1966 - and that the basic plan should incorporate 2 bed units in a 3 storey brick residence on the Lister House - Short Street site. The School Committee accepted this proposal and planned accordingly.

However, in view of the anticipated gap between the builders' schedule and the Commission's financial allocation, it was suggested that the School should explore other avenues of financial assistance to help it accomplish its goal within a 2 year period.

From July to September this year, Mr. Houlahan continued to investigate sources of bank finance, Building Society loans etc. without gaining a firm agreement on loan money.

In view of the transfer of the School's account to the Commonwealth Bank it was decided to contact the Manager again.

Mr. Houlahan, Mr. Andrew and Miss Long discussed the situation with Mr. Neale - who inferred that the Commonwealth Bank would probably provide a loan of \$100,000 should this prove necessary during the final stages of building, but would not consider such a move until the Commission approved the students' residence and building was well under way.

Following this unsuccessful attempt, a further approach was made to the Hospitals and Charities Commission on 27th. and 28th. October 1966.

Mr. A. J. McClellan, Commissioner, gave verbal assurance that the Hospitals and Charities Commission wanted to proceed with this project and Mr. Houlahan and Miss Long subsequently discussed finance and planning with the Chief Accountant, Mr. Campbell and the Chief Architect, Mr. Armstrong.

Mr. Campbell asked for an assurance that the School could obtain a loan if the building was completed in 2 years. Mr. Houlahan expressed the opinion that there would appear to be little difficulty in raising the required \$100,000 once building began.

The Commission's Officers then suggested that because of the need to finalise plans, specifications and tenders, building may not be able to start before March 1967 - which posed the problem of spending this years allocation of \$100,000 before 30th. June 1967. If this could not be done - it may be desirable to begin work in November 1967, which might then enable the Hospitals and Charities Commission to provide the total finance required if building could be extended over a 20 months period to mid 1969.

Mr. Armstrong then suggested that he would revise the plans immediately to incorporate a Supervisor's flat in the students' residence as it was now estimated the 99 Wattle Street hostel would meet present requirements for senior staff and that the deletion of trained staff rooms and flatettes from the students' residence would reduce costs and facilitate early planning of this building. Mr. Armstrong was also of the opinion that the first year's allocation could be utilised if the contract for fittings (wardrobes, desks etc.) could be let in the first few months of the year, thus leaving only the demolition, excavation and foundation work to be finished before June. If this procedure was adopted, the School would need to store the furniture until required by the builder.

The Hospitals and Charities Commission will prepare plans for these items.

It was agreed that Yuncken, Freeman Ltd. could be asked to act as supervisory Architects (as for the classroom and administrative wings) but it is the intention of the Commission to undertake all the basic planning along the lines previously determined.

The amended plans were received on 10th. November - and these have now been returned to the Hospitals and Charities Commission, together with comments thereon.

It is fairly evident that the Commission intends to carry through its policy of directing planning, as practised in previous building projects.

re RUBBER FLOORING - Phase 2:

On 13th. October 1966, Yuncken, Freemans advised that "extensive investigation into problems involved with rubber flooring in the entrance hall of Lister House have failed to establish any fault in building works."

In further correspondence and discussion, it was decided to lift the rubber flooring on the ground floor concrete area to allow a six months "drying out period".

It was suggested that the rubber may need to be replaced by vinyl tiles if this did not provide a solution to the problem. Since then, additional checks on the upstairs flooring have been made and further tests and investigations will be carried out in both areas.

In the meantime, the contract has been kept open and approximately \$200 retained within the mechanical contract.

In effect the builder has been exonerated, Dunlop Rubber refuse to admit any liability and the sub-contractor who laid the flooring asserts he used the adhesive supplied by the Dunlop Company.

The problem appears to be moisture

- a) retained in the concrete or
- b) capillary attraction by the impervious rubber

However, the arguments used for the ground floor concrete slab do not pertain to the upstairs corridor and the Architects are pursuing the matter. Mr. Henderson intends to take up the rubber at the end of this study block.

NANCY W. LONG
Dean