

Brief Summary of work involved with Option3b

- Provision of a temporary kitchen.
- Demolition of the Awelon Care Centre and Canolfan Awelon and erection of new three-storey building comprising Canolfan Awelon and additional extra care apartments connected with Llys Awelon. New plant and switch rooms.
- Contractor’s compound remains static for the duration of the project.
- Completed development provides an additional 29 extra care apartments (8 one-bedroom and 21 two- bedroom), dining room, kitchen and shared communal facilities.
- Replacement Canolfan Awelon facility @ 360m2 at ground floor level with separate entrance.

This variant of Option 3 represents the situation should the residents of Awelon Care Centre move elsewhere, and community centre activities currently undertaken at Canolfan Awelon are paused and temporarily moved elsewhere but return later on completion. In that event, the demolition of the care centre and community building would be undertaken in a single operation. A temporary kitchen would be required to service the existing extra care residents and less remodelling work would be required to Llys Awelon but this is seen as feasible.

The Construction Estimate of £6,659,000 is the lowest of the full new build options. The build period could be expected to be the shortest at around 82 weeks.

In summary Option 3b would provide:

29 Extra Care Apartments

Replacement Canolfan Awelon facility of 360m2 with separate entrance

A single development over 82 weeks

Estimate cost for Option 3 Works (excluding VAT) £6,659,000

Driving forces (pros)	Restraining forces (cons)
Less costly single phase development would be completed much faster and would have less risk for health and safety of Llys Awelon residents and staff	Increased size of Canolfan adding to costs to both the build and the Community Association at the detriment of additional accommodation Awelon residents would need to move to alternative accommodation

Recommendation

NOT RECOMMENDED – This option would require all existing residents to move out prior to work starting.