

C.S.O.

0 8 2 5 / L

(Formerly)

SUBJECT :

PUBLIC WORKS DEPARTMENT.

Proposed construction of new Public Works Department Store.

CONNECTED FILES.

NUMBER AND YEAR.

28th June, 57.

To: The Supt. Public Works,

From: The Colonial Secretary.

STANLEY.

I am directed to refer to Head 16 Public Works Recurrent in the 1957/58 Estimates which have now been approved by the Legislature.

2. The sum of £13,000 has been inserted under Item 3 Repairs and Maintenance of Government Buildings. A proportion of this amount represents proposed expenditure on repairing and re-roofing the Army Camp Nissen Huts now used for storage purposes.

3. As a result of discussion in Select Committee it was decided in principle that Government should, if possible, centralise its stores and for that purpose build a central store on the same general lines as the Jubilee Store recently erected by the Falkland Islands Company.

4. You are requested to consult the Manager of the Falkland Islands Company and ascertain from him the approximate cost of the Jubilee Store. You should consider what Government's requirements would be and where the new store should be situated. Having obtained this and other relevant information you should then make enquiries, as soon as possible, and in any event by the next mail, as to the costs involved in purchasing and erecting a suitable store for Government purposes.

5. It is the intention that this information, together with plans, should be laid before Standing Finance Committee for a decision. Until this information has been obtained and a decision as to whether or not Government should proceed with this project during the current financial year has been made, no expenditure on repairs to the Army Camp Nissen Huts should be incurred.

6. You are requested to keep me closely informed of developments.

(Sgd.) A. G. Denton Thompson.

COLONIAL SECRETARY.

AGDT/MC

Rec. 15/7
3/7/57

25th July,

Gentlemen,

I am directed to inform you that this Government is considering centralising its P.W.D. stores in one building and has in mind a store shed of the following specifications and dimensions which are illustrated in the enclosed sketch plan:-

- (i) A rectangular corrugated galvanised iron cladding building;
- (ii) two storeys in height;
- (iii) dimensions:-
 - (a) length - 100 feet.
 - (b) breadth - 50 feet.
 - (c) height - ground floor 11 feet ceiling
first floor 11 feet ceiling.
- (iv) top floor to carry a weight of 250-lbs. per square foot;
- (v) double doors on the top and bottom floor fitted to Coburn tracks. Positions as in attached sketch plan;
- (vi) flooring timbers, etc., would be ordered and supplied separately from the building.

2. The type of building under consideration is one similar to that supplied recently to the Falkland Islands Company by Wm. Bain & Co. Ltd., 80 Ebury Street, Westminster, (drawing No:4115) which seems to be ideal for the purpose.

3. Before proceeding further, however, we wish to have further information about buildings of this sort and an estimate of the costs involved. Consequently, it would be very much appreciated if you would:-

- (i) advise as to whether you consider the type of building supplied by Wm. Bain & Company is the most suitable for our purposes or whether more satisfactory and cheaper structures are available;
- (ii) obtain and forward estimates of the cost of purchase and delivery to the Falkland Islands.

4. Any further information you may require in connection with this enquiry will be supplied on request.

I am, Gentlemen,
Your obedient servant,

(Signed) A. G. Denton-Thompson.

COLONIAL SECRETARY.

Crown Agents for Oversea Governments & Administrations,
4 Millbank,
LONDON, S.W.1.

AGDT/PT

Reply at 7

Re. file letter received last week P. 1/x.

By 25/9

0825/4
3

Communications to be addressed to
THE CROWN AGENTS
FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS
the following reference and the date
of this letter being quoted.



4, MILLBANK,
LONDON, S.W.1.

EC3/Falkland Islands 7594.

4th September, 1957.

TELEGRAMS { INLAND: "CROWN SOWEST LONDON."
OVERSEAS: "CROWN, LONDON"
TELEPHONE: ABBEY 7730



Sir,

Stores Building

2 I am directed to refer to your letter No.0825/L dated 25th July, 1957, and to acknowledge receipt of the sketch plan enclosed therein.

2 2. Copies of drawings provided by Messrs. Wm. Bain & Co.Ltd. showing the building described in your letter and supplied to the Falkland Islands Co. Ltd. have been obtained and scrutinised. The following comments are now made.

2 3. Paragraph 3, sub paragraph (i) of your letter. The type of building proposed, two storeys in height and with a suspended first floor capable of carrying a substantial superimposed load, is not manufactured as a standard item by any of the numerous firms who specialise in prefabricated buildings. It is, therefore, considered that a purpose made steel framed building such as that supplied by Bains, would be the more suitable and economical.

2 Paragraph 3, sub paragraph (ii) of your letter.

An estimate of the present day cost of the building is being obtained from Bains, the building to be generally similar to their previous supply, but amended to suit the details shown on your sketch plan, and to incorporate the requirements set out in paragraph 1 of your letter.

4. Details of Bains' estimate, and the estimated shipping cost, will be forwarded to you as early as possible.

I am, Sir,
Your obedient servant,

4
On file.
D.J.M.
28/9/57

5

The Colonial Secretary,
Stanley,
FALKLAND ISLANDS.

Accs.

1. Will you kindly acknowledge this letter with a "thank you" and "note" further information follows.

2. B.L. when further information comes in.

D.J.M.
2/10/57

Reply at 6.
see 7.

JJH/SS

Communications to be addressed to
THE CROWN AGENTS
FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS
the following reference and the date
of this letter being quoted.



0825/L. 4, MILLBANK.

LONDON, S.W.1.

EC3/Falkland Islands 7594

4th October, 1957.

TELEGRAMS { INLAND: "CROWN, SOWEST, LONDON."
OVERSEA: "CROWN, LONDON."
TELEPHONE: ABBEY 7730.



Sir,

STORES BUILDING.

I am directed to refer to your letter No. 0825/L dated 25th July, 1957, and to the interim reply from this office under the above reference dated 4th September, 1957.

2. Messrs. Wm. Bain and Co. Ltd.'s estimate has now been received and a copy of same is enclosed herewith for your reference, together with a copy of their drawing No. E.760-57 which illustrates their proposals.

3. The following matters are brought to your notice:-

(a) The building supplied to the Falkland Islands Co. had internal stanchions between ground and first floor, and between first floor and roof level. The sketch plan forwarded with your letter of the 25th July does not indicate any internal stanchions. In view of the large span (50'0") and the heavy superimposed loading (250 lbs. per square foot) it is uneconomical to omit internal stanchions between ground and first floor. It is, however, practicable to omit internal stanchions between first floor and roof level by employing 50'0" span roof trusses. Messrs. Bain were therefore asked to give alternative prices for (i) a building with internal stanchions throughout, similar to the building supplied to the Falkland Islands Co., (ii) a building with internal stanchions between ground and first floor only, and with 50'0" clear span roof trusses to give an unobstructed first floor. Messrs. Bain's quotations are £4,445 for (i) and £4,571 for (ii), both F.O.B. Glasgow. The C.I.F. Falkland Islands costs have been calculated in this office, based on the shipping weights given by Messrs. Bain's and are £5,435 approximately for (i) and £5,600 approximately for (ii). The C.I.F. figures include Crown Agents' professional and inspection charges. The C.I.F. costs, it is emphasized, are approximate only, as to enable a firm C.I.F. price to be calculated a detailed shipping specification would be required whereas only total shipping weights were given by Messrs. Bain.

(b) The building supplied to the Falkland Islands Co. was provided with a lifting joist slung under the roof trusses, for lifting materials through an opening in the first floor, the lifting joist being suitable for a 10 cwt. lift. It was decided that the provision of a lifting joist of similar capacity should be included in Messrs. Bain's quotation. The joist is arranged centrally over the sliding door at first floor level, and to project 8'0" from the building face and to run back approximately 16'0" into the building. The lifting joist should prove useful when vehicles are to be unloaded.

contd.....

The Colonial Secretary,
FALKLAND ISLANDS.

LHG/PH

Reply at 11

On file in m. n.
C.I.F.
28/10/57

7

(c) The building supplied to the Falkland Islands Co. had timber flooring, and was roofed with aluminium corrugated sheeting on boards on timber purlins, the wall covering being galvanised corrugated steel sheeting on boards on timber side rails. The same construction is used for this building except that all corrugated sheeting is of galvanised steel. All timber is assumed to be supplied from local sources, but the necessary cleats, bolts, etc. for fixing timber purlins and side rails to the steel framework are included. "Perspex" sheets for roof and wall lights are included.

(d) It has been assumed that the building will be erected on a level site, and that it will be freestanding and clear of existing buildings.

(e) The steel sliding doors at ground and first floor levels are included, a wicket door is incorporated in the ground floor door. Galvanised steel ridging and galvanised steel rain water goods are also included. The access staircase is included in the quotation. The steelwork would receive one coat of paint at the works, and paint will be supplied for site application, one coat similar to that applied at the works and two finishing coats.

(f) The quotation includes the cost of temporarily erecting a section of the building for inspection purposes. The temporary erection and inspection of purpose made buildings such as this has proved to be a desirable arrangement, and it is recommended that this be carried out. Your instructions on this matter are awaited.

4. The delivery offered is 8 months from receipt of order. The present delivery position of steel is difficult, and as Messrs. Bain are dependent on the supply of steel from the rolling mills, they are unwilling to accept the default clause for late delivery. Messrs. Bain also state that price variation shall apply in respect of alterations in the cost of transport, materials and wages before the order is completed.

5. It is trusted that the foregoing gives you the required information, any further details you may require will be supplied on request. In the event of an indent for the supply of the building being forwarded, or in any further communication, please quote the reference at the head of this letter.

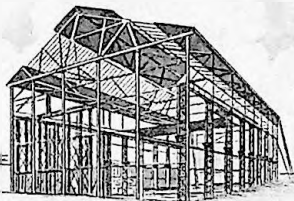
I am, Sir,

Your obedient Servant,

B. H. Althearty

TENDER

SUBSIDIARY COMPANY · WILLIAM BAIN & CO (RHODESIA) LTD · SALISBURY



WILLIAM BAIN & CO. LIMITED

LONDON ADDRESS
80 EBURY STREET
WESTMINSTER S.W.1.

LOCHRIN IRON WORKS
COATBRIDGE
SCOTLAND

ESTABLISHED 1859
TELEPHONES
COATBRIDGE 470
LONDON SLOANE 2219
TELEGRAMS-LOCHRIN
COATBRIDGE LOCHRIN
WESPHONE LONDON

Estimate No.	Our Ref.	Your Ref.	Date
760/57.	IM/GW.	HC3/Tokland Islands/ 7594/1.	20th September, 1957.

THE CROWN AGENTS FOR OVERSEA
GOVERNMENTS AND ADMINISTRATIONS,
6 MILLBANK,
LONDON, S.W.1.

Gentlemen,

STORES BUILDING.

With reference to your enquiry of the 2nd instant, we enclose our drawing No. E.760/57, and have pleasure in quoting as follows:-

Structural Steelwork for Stores Building
100'0" x 50'0" span all as shown on our
drawing and complete with connections,
bolts, nuts, etc., together with G. & C.
sheets, Ridsing, Perspex, Galvanised
Rainwater Goods and Double-Leafed Sliding
Doors and Wickets. Supplied and delivered
for the Lump Sum Price of £1,445/-/-d. net.

Approximate Shipping Weight 47 tons.

ALTERNATIVE.-

All as above, but with only the external
stanchions carried up to eaves level and
50'0" span trusses provided to give un-
obstructed first floor. Supplied and
delivered for the Lump Sum Price
of £1,571/-/-d. net.

Approximate Shipping Weight 49 tons.

Painting. Steel Framework given one coat best red oxide
paint before despatch. Sufficient quantity of similar paint
supplied to give one further coat at site, together with sufficient
Middle Buff B.S. Colour 359 for two final coats at site.

Test Fitting. One complete end bay of the Building,
an area 50'0" x 10'0", would be temporarily erected at our Works,
to prove accuracy and for your inspection, and all pieces and
parts would have erection marks clearly stamped and painted on
to facilitate erection overseas.

Despatching. Prepared in the usual manner for shipment; packed and protected where necessary.

Delivered. F.O.B. Glasgow.

Time of Despatch. 7/8 months.

Terms of Payment. Net cash against shipping documents.

Our offer is based on current prices of materials, rates of wages and transport charges. Should there be any alteration in these before the order is completed, the difference in cost would be for your account.

We regret that under present conditions of Steel Supplies, we are unable to accept any Penalty Clause.

Thanking you for the extension granted us in the tendering date and trusting our offer may receive favourable consideration,

We are, Gentlemen,
Your obedient Servants,

W WILLIAM BAIN & COMPANY LIMITED.

Jan Russell

L.

Encl.

13th November,

57

Gentlemen,

7
I am directed to refer to your letter E.C3/
Falkland Islands 7594 of the 4th October on the
subject of the proposed new Stores Building and
to express this Government's appreciation of the
very detailed information that has been made
available.

2. It is probable that the project will
now be considered in conjunction with the 1958/
1959 Estimates and you will be advised accordingly
if it is decided to proceed with the purchase and
erection of the store.

I am,
Gentlemen,
Your obedient servant,

(Sgd.) A. G. Denton-Thompson.
COLONIAL SECRETARY.

The Crown Agents for Overseas Governments and Administrations,

4, Millbank,
LONDON S W 1

Sept. P.W.

Will you please study and consider the information provided by the lower Gents and comment where necessary.

The next move is to prepare, after making all the necessary enquiries, a carefully considered and detailed estimate of cost which should include the building, C.I.F. - site clearing, excavation, timber - painting etc.

S.P.P.
12/11/57.

HeS I have studied the above and plans and make the following remarks.

- (1) In my opinion Gov. should purchase No 1 shed with stanchion throughout. This will give and extra storage space above 1st Floor.

Cost I consider will be as follows

Cost of Store Shed. C.I.F £5,435

" " Timber 3,000

Cost of Labour 3,000

Heating installation 500

Total Cost £11,935

25th January, 58.

To: Superintendent of Public Works,

From: Colonial Secretary.

STANLEY.P.W.D. Store.

In a minute dated the 12th November I asked you for the following information connected with the proposed new P.W.D. Store:-

12.

"The next move is to prepare, after making all the necessary enquiries, a carefully considered and detailed estimate of cost which should include the building (C.I.F.), site clearing, erection, timber, painting etc."

2. You will notice that I asked for detailed and carefully considered estimates. This means a complete breakdown of costings with the details in each case (e.g. so much timber at such a cost per cubic foot etc.). The labour should be broken down to cover site clearing and erection separately and there should also be a breakdown of the labour that would be required divided into tradesmen and unskilled labourers.

3. As it stands the estimates submitted are not adequate and require very much more careful consideration.

4. I should be grateful if you would do this immediately on your return from South Georgia so that a memorandum can be prepared and considered by Executive Council at its Budget meeting early in March.

(Sgd.) A.G. Denton-Thompson.

COLONIAL SECRETARY.

Hon Col Sec.

I have the honour to refer to 14 and to submit the following details:-

4,300 feet 4" x 2" Timber @ 1/2d per ft.	8270.	-.	-d.
14,916 feet 2" x 1" " @ 1/7d per ft.	1187.	10.	-d.
4,000 feet 9" x 3" " @ 4/4d per ft.	866.	13.	4d.
10,000 feet 6" x 1" " @ 1/2d per ft.	541.	13.	4d.
	<hr/>		
Total:	82,865.	16.	8d.
+ 5d for cutting.		143.	10.
		<hr/>	
	83,009.	6.	8d.

Labour for taking down old sheds including shifting of present stores.	8562.	-.	-d.
Labour for erection based on contract.	82438.	-.	-d.
Cost C.I.F.	85435.	-.	-d.
Heating.	500.	-.	-d.
	<hr/>		
Estimated Total Cost.	811,944.	6.	8d.
	<hr/>		

A. G. Shwernoe
 Supt/Works
 26/2/58

Act. C. T.

Will you please prepare a Memo for consideration at Encls or Legls setting out the detailed costs of this project. Refer first to the fact that it was suggested in Select Committee.

It need only be brief. I should like to see in draft.

B.G.T.
29/2/58

Mr C. S., Thank you.
Draft att b. e.

L.G.
12/3/58

G.F.

The Acting C.T. has drafted a memorandum for Encls on the subject of a Contract Stone for P.W.D. (at h.c. for consideration).

My views are :-

- (i) We need such a stone badly;
 - (ii) Oil, tiring is more important
- and we cannot afford both.

B.G.T.
13/3/58

19
RA
13.3.58

Ref: 0625/L.

14th March, 1958.

MEMORANDUM NO. 18 FOR EXECUTIVE COUNCIL.

Central Store for Public Works Department.

The storage facilities of the Public Works Department have for a long time been inadequate, and stores of considerable value are kept in insecure Nissen huts and sometimes outdoors. The Nissen huts at the former Army Camp have been used as store sheds for some years and the main stock of timber is kept in the former aircraft hangar. In addition to being inconvenient, the storage of stocks in the Army Camp is also costly - over £100 is spent annually in moving them to and from the jetties and works.

2. It has been suggested to the Superintendent of Works that more space might be made available by disposing of obsolete stocks, or reducing stocks that are surplus to requirements. This has been investigated and although the Superintendent of Public Works reports that stores of a considerable value could be disposed of, the limited space that would be freed would be of little help. The principal need is for storage space for items such as cement and timber.

3. The Nissen huts at the Army Camp are rapidly deteriorating and if they are to continue as storage places for Government stores urgent repair work on the corrugated iron covering is required and the rotting wooden ends will require to be replaced by concrete ones.

4. The matter was discussed during the consideration by the Select Committee of the 1957/58 Estimates and the Committee recommended that Government should, if possible, centralise its stores and for that purpose build a central store on the same general lines as the Jubilee Store erected by the Falkland Islands Trading Company Ltd.

5. The Crown Agents have been asked to obtain quotations for a suitable building that conforms generally to the following specifications and dimensions:-

- (i) A rectangular building of two storeys, steel framework covered with corrugated galvanised iron.
- (ii) Dimensions
 - a) Length 100 feet
 - b) Breadth 50 feet
 - c) Height Ground floor 11 feet ceiling
Top Floor 11 feet ceiling.
- (iii) Top floor to carry a weight of 250 lbs. per square foot.
- (iv) Double doors on the top and bottom floor fitted to coburn tracks.

6. Details of two buildings have been submitted by the Crown Agents and the Superintendent of Works has worked out the approximate cost of clearing the site and erecting the one considered most suitable.

/ His figures

His figures are as follows:-

	£
Clearing site and shifting stores	562
Cost, c.i.f.	5,435
Timber	3,009
Labour (for erection of a contract basis)	2,438
Heating	500
	<u>£11,944</u>

7. The proposed site for such a building is that now occupied by the Plumbers Store, the Government Store, The Block Shed and the Timber Store (all in the Dockyard), and the length of the building would run East and West.

8. The building would be sufficiently large to house all Public Works Stores under lock and key. The value of the Public Works Unallocated Stores is about £30,000.

9. Against the estimated cost of £11,944 for the proposed store shed should be considered the alternative of repairing the Nissen Huts in the army camp and of repairing the roof of the present Government Store which will require new galvanised iron in the near future. There would also be a considerable amount of useful material from the buildings that must be removed to make way for the new building. This could either be sold, or re-used on the new building, thus reducing costs.

10. Honourable Members are asked to consider this matter and to advise whether Government should now proceed with the purchase of the proposed new building. No provision has been inserted in the draft estimates.

A. G. Hunter Thompson
COLONIAL SECRETARY.

LG/MF

~~20~~
20 -

Ex. Co. decided to accept 26/2/60
16/1/60

Bu. 28/2
30/1/60

Y.H.

Bureau meeting of Ex. Co. ?

26/2/60

No meeting N.F.A. 24/1/60