

# Project Coversheet

## [1] Ownership

**Unique Project Identifier:** 9874  
**Core Project Name:** Park Street Bridge Waterproofing  
**Programme Affiliation** (if applicable): n/a  
**Project Manager:** Mark Bailey  
**Next Gateway to be passed:** G6 (Outcome Report)

## [2] Project Brief

**Project Description:** This project relates to essential bridge waterproofing works to this historic Bridge House Estates structure, which forms part of the south approach viaduct to Southwark Bridge

**Definition of need:** The bridge has experienced significant water ingress over a number of years, due to an apparent failure of, or damage to, the original waterproofing. New waterproofing measures were needed to protect the integrity of the bridge structure in the long term.

### Key measures of success:

- 1) Completion of scheduled maintenance works in accordance with the project specification (quality)
- 2) Improving the condition and residual value of the asset, within the allocated project budget
- 3) Minimising inconvenience to members of the public

Additionally, the successful implementation of these works will help facilitate the future waterproofing works planned for the rest of the south approach viaduct

## [3] Progress Status

**Expected timeframe for the project delivery:** Completion December 2018

### Key Milestones:

- 1) Award of contract – July 2018
- 2) Works Start – 03 September 2018
- 3) Completion of works – Programmed 23 November 2018 (Actual 08 December 2018)

**Are we on track for completing the project against the expected timeframe for project delivery?** The project was completed two weeks later than previously reported, in December 2018

**Has this project generated public or media impact and response which the City of London has needed to manage or is managing?** No

## [4] Finance and Costed Risk

### Headline Financial, Scope and Design Changes:

#### Since 'Project Briefing' G1 report:

- This project was first initiated in 2007, prior to the current Gateway project procedures:

#### Since 'Project Proposal' G2 report

- This project was first initiated in 2007, prior to the current Gateway project procedures

#### Since 'Options Appraisal and Design' G3-4 report:

- This project was first initiated in 2007, prior to the current Gateway project procedures.
- The first report issued under the current Gateway templates was at G5

**Since 'Authority to start Work' G5 report (PSC Approval - Urgency July 2018)**

- Approved budget £269,228 at G5.
- Additional £50,000 sum requested by Issues Report under urgency (November 2018) to account for estimated maximum liability for Compensation Events due under the works contract for unforeseen conditions experienced on site, relating to significantly increased quantities of concrete repairs required (above that assumed in the contract). Requested under urgency in order to manage the account with the contractor in accordance with the strict timescales dictated by NEC3 conditions of contract
- Originally estimated as a maximum liability of up to £50,000, but now significantly reduced and 100% offset by a remeasure of other principal quantities

**Total anticipated on-going commitment post-delivery [£]:** N/A

**Programme Affiliation [£]:** N/A

**Top risk:**

<i>Risk description</i>	<i>Further unforeseen physical conditions on site</i>
<i>Risk description</i>	<i>Adverse weather affecting progress</i>
<i>Risk description</i>	<i>Public dissatisfaction at works and delays</i>

**Top issue realised:**

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
Unforeseen physical conditions on site (excessive concrete repairs needed)	Timely agreement of solutions to mitigate delays and costs	Originally estimated as a maximum liability of up to £50,000, but now significantly reduced and 100% offset by a remeasure of other principal quantities

**[5] Member Decisions and Delegated Authority**

- At G5, the budget of £269,228 was approved and the C&CS authorised to enter into a contract for works with the lowest tendered contractor (J B Riney).
- Subsequently, the project budget was increased following Issues Report by a further £50,000 to account for our estimate of the maximum liability for compensation events due under the contract arising from unforeseen physical conditions