

<b>Committee(s)</b>  Finance Committee of the Barbican Board – For information Barbican Board – For information	<b>Date(s):</b>  9 <sup>th</sup> March 2020  25 <sup>th</sup> March 2020
<b>Subject:</b> Barbican Centre Projects Update Report	<b>Public</b>
<b>Report of:</b> Jonathon Poyner – Director of Operations and Buildings	<b>For Information</b>
<b>Report author:</b> Cornell Farrell – Head of Engineering and Projects	
<b>PUBLIC</b>	

### Summary

This paper is intended to provide members with a progress and financial status report on Barbican refurbishment and maintenance projects. The majority of current projects are funded through the Cyclical Works Programme (CWP) budget. The budget for the remaining projects are either Additional Funds for City Fund Properties, Non-Cap or the Corporate Security and Investment Project (Capital Reserves).

The Centre currently has 66 CWP projects approved. The funding for the latest 24 of these will become available from 1st April 2020.

There were eighteen projects requested in the 2017/18 CWP budget. All projects are scheduled for completion when funding ceases on 31 March 2020 with the exception of one which is unlikely to be completed due to manufacturing issues.

Progress on all the 2018/19 and 2019/20 CWP projects is satisfactory.

The City Surveyor has recently agreed to manage the outstanding fire safety projects to ensure completion in a timely manner.

The financial information on each project is given in a separate appendix for the non-public section due to commercially sensitive information

### Recommendation(s)

Members are asked to note the contents of this report.

## **Main Report**

### **Background**

Each year, the budgets for refurbishment and maintenance projects at the Centre are funded from the Cyclical Works Programme (CWP). The CWP process replaced the former ring-fenced Capital Cap System, ensuring projects are funded and managed consistently and in the same way as other properties across the Corporation.

### **Current Position**

#### **CWP projects**

CWP projects must be completed within three years from when the budget becomes available. The Centre has 66 approved CWP projects; 18 commenced in April 2017, 10 in April 2018 and a further 14 in April 2019. The Barbican had an additional 24 CWP projects approved in the latest bid, where funding will be available in April 2020. In total, 19 of these projects are complete\*; the status of the remaining 47 CWP projects is detailed in the tables below.

\*Project main works complete but snagging outstanding.

<b>CWP PROJECTS APPROVED 2017/18</b>			
<b>(Completion required March 2020)</b>			
<b>Ref.</b>	<b>Project Title</b>	<b>Last Gateway</b>	<b>Comments</b>
107	Public Spaces Carpet Replacement	2	Contract awarded. Manufacture of carpet has delayed programme. Latest sample to be produced and received by 21 <sup>st</sup> February 2020 for Directorate sign off. Dates for works to take place TBC.
108	Lorry Lift Refurbishment	5	Project complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
109	Curve Gallery Refurbishment Phase 2	5	The project was completed in September 2018.  There are some snags which are scheduled to be resolved in February/March 2020.

110	Theatre Safety Curtain	5	Project complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
111	Art Gallery Environmental Controls**	5  5	Phase 1 – environmental monitoring – work is now complete.  Phase 2 - environmental conditions – main works are complete. Final accounts to be agreed with consultant and main contractor.
112	Concert Hall Stage Timber Cladding	5	Project complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
113	AHU Replacement (1)	5	Project complete. Final account verified. Outcome report to be drafted.
114	AHU Replacement (2)	5	Project complete. Final account verified.  Outcome report to be drafted.
115	Fan Replacement	5	Project complete. Final account verified. Outcome report to be drafted.
116	Conservatory Terrace Refurbishment	5	Project complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
117	Cinema 1 Refurbishment	2	Tenders awarded with Gateway 5 by 24/2/20. Works due to complete by 31/3/20.
118	Pump Replacement	5	Project complete. Final account verified. Outcome report to be drafted.
119	Concert Hall Control Booth Windows	N/A	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
120	Green Room Refurbishment	5	Phase 1 - Works complete. Phase 2 – Works complete. Phase 3 – Final phase involves minor works to toilets. Works to take place in March 2020.
121	Art Gallery Disabled Lift**	5	Project is now complete.

			Outcome report to be drafted and final account to be verified by Chamberlains.
122	Catering Block Internal Redecorations	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
123	BEMS Controls (Art Gallery)**	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
124	Art Gallery Lighting Track**	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
124A	Art Gallery 2019	5	This project combines various CWP works listed in this report. These works are now complete except for some minor snagging. Outcome report to be drafted and final account to be agreed.

### **CWP PROJECTS APPROVED 2018/19**

(Completion required March 2021)

<b>Ref.</b>	<b>Project Title</b>	<b>Last Gateway</b>	<b>Comments</b>
126	Replace Stage Risers – Concert Hall	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
127	Reverse Engineering Exercise	1/2	Some works completed following Art Gallery Environmental Controls project.
128	Main Art Gallery Flooring**	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
129	Main Art Gallery Walls Resurface**	5	Project is now complete.  Outcome report to be drafted and final account to be verified by Chamberlains.
130	Sand & Seal Concert Hall Woodblock Flooring	0	Project at initiation stage
131	Electrical DB Replacements	0	Project at initiation stage

132	Redecorate Foyer Walls	0	Project at initiation stage
133	Redecorate Concert Hall Walls	0	Project at initiation stage
134	Replace Doors to BK Restaurant.	0	Planning application to be submitted.  Consultant has been appointed and discussions have commenced with Planning Officers. Planning application progressing.
135	Theatre Fume & Dust Extract	5	Project complete. Final account verified. Outcome report to be drafted.
<b>** Projects combined to form 'Art Gallery 2019'.</b>			

<b>CWP PROJECTS APPROVED 2019/20</b> <b>(Completion required March 2022)</b>			
<b>Ref.</b>	<b>Project Title</b>	<b>Last Gateway</b>	<b>Comments</b>
145	AHU's Phased Maintenance	n/a	Project not started.
146	Staircase 8 Refurbishment	n/a	Project not started.
147	Auditoria 1&2 Seating	n/a	Project not started.
148	Garden Room Flooring	n/a	Consultation with Facilities and Business Events to identify most appropriate replacement flooring.
149	Exhibition Halls BMS System Replacement	n/a	Project has been placed on hold following the agreed Capital funding for Exhibition Halls Safety Works.
150	Sound Recording Studio Refurbishment	n/a	The full scope of this project is still to be fully determined. Any works will be programmed for 2020 Concert Hall 'dark period'.
151	Heating Feasibility Study for Level 0&1 Restaurants	n/a	Consultant appointed. Feasibility Report produced. Consultant to ascertain whether planning permission is required.
152	Kitchen Ventilation Feasibility Study for Restaurants	n/a	Consultant appointed. Feasibility Report produced. Consultant to ascertain whether planning permission is required.
153	Level 4 Heating Replacement	n/a	Consultant appointed. Feasibility Report produced. Consultant to ascertain whether planning permission is required.

154	Cinemas 2&3 Internal Decorations & Minor Works	n/a	Scope to be agreed. Consultation with stakeholders has commenced.
155	Electrical Distribution Boards	n/a	Project not started.
156	Sunken Bars Refurbishment	n/a	Project not started.
157	Toilets Refurbishment	n/a	Project not started.
158	Cinemas 2&3 External Decorations	n/a	Scope to be agreed. Consultation with stakeholders has commenced.

<b>CWP PROJECTS APPROVED 2020/21</b> (Completion required March 2023)			
<b>Ref.</b>	<b>Project Title</b>	<b>Last Gateway</b>	<b>Comments</b>
159	Frobisher Crescent Level 4 Environmental Controls	n/a	Funding available from 1 <sup>st</sup> April 2020.
160	Lakes De-silting	n/a	Funding available from 1 <sup>st</sup> April 2020.
161	Concert Hall Refurbishment choir room, crew rooms and orchestra managers office	n/a	Funding available from 1 <sup>st</sup> April 2020.
162	Theatre Lighting, wiring and controls	n/a	Funding available from 1 <sup>st</sup> April 2020.
163	Concert Hall Lighting, wiring and controls replacement	n/a	Funding available from 1 <sup>st</sup> April 2020.
164	Lift refurbishment - 1st phase	n/a	Funding available from 1 <sup>st</sup> April 2020.
165	Diverter solid pumps	n/a	Funding available from 1 <sup>st</sup> April 2020.
166	Public spaces replacement lighting, wiring and controls - 1st phase	n/a	Funding available from 1 <sup>st</sup> April 2020.
167	Phased programme - replace valves &	n/a	Funding available from 1 <sup>st</sup> April 2020.

	pneumatic actuator and controls		
168	Public toilets refurbishment (include equality access)	n/a	Funding available from 1 <sup>st</sup> April 2020.
169	Theatre Toilets/changing rooms refurbishment	n/a	Funding available from 1 <sup>st</sup> April 2020.
170	Cinemas 2/3 Refurbishment Cinemas seats	n/a	Funding available from 1 <sup>st</sup> April 2020.
171	Commercial - refrigeration plant	n/a	Funding available from 1 <sup>st</sup> April 2020.
172	Dock floor repairs	n/a	Funding available from 1 <sup>st</sup> April 2020.
173	Sculpture Court Repairs to damaged sculpture court tiling	n/a	Funding available from 1 <sup>st</sup> April 2020.
174	Theatre Fly Tower Roof Replacement	n/a	Funding available from 1 <sup>st</sup> April 2020.
175	Barbican Kitchen – Repair to Floor Damage and Redecorate	n/a	Funding available from 1 <sup>st</sup> April 2020.
176	Frobisher Crescent (4,5 & 6) Replace Metal Doors and Floor Springs	n/a	Funding available from 1 <sup>st</sup> April 2020.
177	Replace Shutters in Level 1 Bars	n/a	Funding available from 1 <sup>st</sup> April 2020.
178	Goods Lift Replacement (Service Art Gallery)	n/a	Funding available from 1 <sup>st</sup> April 2020.
179	Level 2 - Replace non fire-retardant wall covering	n/a	Funding available from 1 <sup>st</sup> April 2020.
180	Lakeside – Refurbishment of External Furniture	n/a	Funding available from 1 <sup>st</sup> April 2020.
181	Conservatory – Heat Exchanger Isolation Valves	n/a	Funding available from 1 <sup>st</sup> April 2020.
182	Curve Gallery Humidifier	n/a	Funding available from 1 <sup>st</sup> April 2020.

The table below sets out the current position of the Centre's 9 Additional Capital Fund for City Fund Properties projects:

<b>Additional Funds for City Fund Properties</b>				
<b>Ref.</b>	<b>Project Title</b>		<b>Gateway Stage</b>	<b>Comments</b>
136	Emergency Systems	Lighting	2	City Surveyor is now managing project, following handover in February
137	Fire Stopping/Compartmentation		2	City Surveyor is now managing project, following handover in February
138	Upgrade/ Replacement of Fire Doors		2	City Surveyor is now managing project, following handover in February
139	Fire Safety Plant Interfaces		0	City Surveyor is now managing project, following handover in February
140	Fire Safety Signage		2	City Surveyor is now managing project, following handover in February
141	Sprinkler Systems		2	City Surveyor is now managing project, following handover in February
142	Fire Alarm Systems		0	City Surveyor is now managing project, following handover in February
143	Fire Precaution Works (part of Art Gallery 2019)		5	This project was integrated into the Art Gallery 2019 and is now complete (see project no 124A above).
144	Electrical Infrastructure		0	City Surveyor is now managing project, following handover in February

### **Current position (Non-CAP, Security and Investment projects)**

A summary of the Centre's Non-Cap, Security and Investment projects are set out in the table below:

<b>Project Title</b>	<b>Gateway Stage</b>	<b>Comments</b>
Concert Hall Seating	5	Project is now complete. Outcome report to be drafted and final account to be verified by Chamberlains.
*Anti-Shatter Film	5	Project is now complete.



		City Surveyor to draft and submit outcome report and final account.
*CCTV	5	Survey and design works are now complete. Works are on site and expected to be complete by May 2020.
*Access Control	5	Survey and design works are now complete. Works are on site and expected to be complete by May 2020.
*Hostile Vehicle Mitigation	5 3-4	Silk Street Entrance bollards – Works complete.  Remaining works - design in progress. Start on site date not yet confirmed.
Level 4 Frobisher (Investment)	7	Outcome report approved.  Final account to be agreed.
New Retail Unit (Investment)	5	Final account signed. Outcome report drafted, awaiting stakeholder feedback on success of project

*\* These projects are managed by the City Surveyor.*

## Options

This report provides a general update on the Centre's programme of projects. There are no options for members to consider.

## Proposals

There are no proposals. Members are asked to note the information provided in this report.

## Corporate & Strategic Implications

Projects delivered at the Centre consist of major repairs to building fabric and plant or major improvement schemes. These projects contribute to the City's aim to 'shape outstanding environments' by ensuring 'our spaces are secure, resilient and well maintained'.

## Implications

Any project implications are specified in the comments section in the above tables.

## **Conclusion**

The Centre currently has 66 live CWP projects. In total, 19 of these projects are complete; the status of the remaining 47 CWP projects is detailed in the above report.

The status of Barbican Projects funded from the Additional Fund for City Fund Properties (i.e. fire projects) is also detailed in the above report along with any Investment, Non-CAP and Security projects.

## **Appendices**

- Appendix 1 – **Project financial information (Non-Public)**

## **Background Papers**

Barbican Centre Project update reports from September 2017 – January 2020.

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