



Corporate Asset Sub (Finance) Committee

Appendices to Reports

Date: THURSDAY, 11 JULY 2019
Time: 1.45 pm
Venue: COMMITTEE ROOM 2 - 2ND FLOOR WEST WING, GUILDHALL

6. **GUILDHALL AND WALBROOK WHARF - MAJOR WORKS AND PRIORITISATION UPDATE**
Report of the City Surveyor.

For Decision
(Pages 1 - 6)
13. **MAJOR WORKS MAINTENANCE FORECASTING AND GAP FUNDING - OPERATIONAL PROPERTY PORTFOLIO**
Report of the City Surveyor.

For Decision
(Pages 7 - 10)
14. **WALBROOK WHARF DEPOT - REPLACEMENT OF MECHANICAL AND ELECTRICAL SERVICES - GATEWAY 2**
Report of the City Surveyor.

For Decision
(Pages 11 - 16)
21. **ACTION TAKEN BETWEEN MEETINGS**
Report of the Town Clerk.

For Information
(Pages 17 - 18)

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APPENDIX 1

Scheme	Property	Current Projects	Budget cost	Funding Source	Project Status
1	Walbrook Wharf	Walbrook Wharf - Electrical Infrastructure Upgrade	£1,530,000	City Fund	GW 1/2 - Continue
2	Walbrook Wharf	Walbrook Wharf – Replace main depot roof felt and boarding.	£1,100,000	Additional Capital Funds for City Fund Properties	GW 1/2 - Continue
3	Guildhall	St Lawrence Jewry Church – Refurbishment	£3,474,000	City's Cash	GW 3/4 - Continue
4	Walbrook Wharf	Walbrook Wharf - AWOW - Vacation	£717,000	Request to RASC for an allocation from City's Cash Reserves based on a payback through the income generated	GW 3/4 - Continue
5	Guildhall	Guildhall – Great Hall - Events Chair Replacement	£500,000	City's Cash	GW 3/4 - Continue
6	Guildhall	20/21 Aldermanbury Building Refurbishment	£8,300,000	City's Cash disposal of investment property	GW 3/4 - Continue
7	Guildhall	Guildhall Yard refurbishment - renewal of damaged paving stones	£1,500,000	City's Cash	GW 1/2 - Continue
8	Guildhall	Guildhall – Sub Metering	£230,000	City's Cash	GW 1/2 - Continue
9	Guildhall	West Wing provision of upgraded lavatories and cloakroom - automatic door openers	£42,000	City's Cash	GW 5 - Continue
10	Guildhall	Art Gallery Cloakroom and Lavatory Refurbishment	£196,000	Additional Capital Funds for City Fund Properties	GW 1/2 - Continue
11	Guildhall	Justices Switch Room - Damp proofing and relocation of essential electrical services	£300,000	City's Cash	GW 1/2 - Defer

* Indicative cost excludes contingency, risk and staff costs and is subject to detailed surveys and procurement

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APPENDIX 2					
Scheme	Property	Future Projects	Budget cost	Funding Source	Criteria Score
1	Walbrook Wharf	Walbrook Wharf – Phase 3 Mechanical & Electrical Replacement	£1,500,000	Subject to Annual Capital Bid Process	102
2	Guildhall	Guildhall - Great Hall - Internal Stonework Overhaul	£1,200,000		102
3	Guildhall	Guildhall – Masterplanning Report	£100,000		100
4	Guildhall	Guildhall - West Wing - Space Cooling - Chiller Plant & Cooling Tower Replacement	£3,000,000		100
5	Guildhall	Guildhall – West Wing – Space Heating – Distribution Pipework, Ductwork, pipework and terminal units Replacement	£2,520,000		100
6	Guildhall	Guildhall - Great Hall - External Stonework Overhaul	£200,000		98
7	Guildhall	Guildhall - Listed Building - Conservation Management Plan restoration/refurbishment works	£2,000,000		82
8	Guildhall	Guildhall – West Wing Mezzanine Improvement	£675,000		76
9	Guildhall	Guildhall - Great Hall - Audio Visual Systems Replacement	£250,000		75
10	Guildhall	Guildhall - Great Hall - Lighting Systems Replacement Incl. Emergency Lighting & Rewire	£250,000		75
11	Guildhall	Guildhall Art Gallery - Internal Refurbishment	£900,000		74
12	Guildhall	Guildhall - Old Library - Stonework Overhaul/Repainting	£720,000		70
13	Guildhall	Guildhall - North Wing - Heat Source - Boilers (Steam) Replacement	£600,000		62
14	Guildhall	Guildhall - North Wing - Steam Generator Replacement	£600,000		62
15	Guildhall	Guildhall Art Gallery – GYE Survey & Recommendation of works to the Steam Generator/Humidification.	£750,000		58
17	Guildhall	Guildhall West Wing Glazing Replacement	£3,155,000		58
18	Guildhall	Guildhall North Wing – Fire Alarm replacement	£600,000		58
19	Guildhall	Guildhall - GYE - SPACE HEATING – AHU REPLACEMENT	£3,000,000		48
20	Guildhall	Guildhall - GYE - SPACE HEATING - HEAT EMITTERS REPLACEMENT (Radiators/fan coil)	£600,000		48
21	Guildhall	Guildhall Business Library - Internal Refurbishment	£948,000		46
22	Guildhall	Smart Working - Furniture	£3,200,000		46
24	Guildhall	Guildhall West Wing office refurbishment.	£4,000,000		42
25	Guildhall	Guildhall North Wing Lighting refurbishment.	£2,500,000		42
25	Guildhall	Guildhall North Wing office refurbishment.	£10,000,000		42
26	Guildhall	Guildhall Yard East office refurbishment.	£3,756,000		42
27	Guildhall	Guildhall Club – Members Dining Room & Private Dining Room Lighting System Replacement	£200,000		40
28	Guildhall	Guildhall West Wing - Mezzanine Floor Alderman's Court Refurbishment	£250,000		38
29	Walbrook Wharf	Walbrook Wharf - Replacement of ground floor reception doors	£300,000		28
30	Guildhall	65/65a Building Refurbishment	£10,000,000		20
31	Guildhall	Staff Car Park	£1,487,200		20

These items are deemed Essential works due to high criteria scores for health, safety, business reputational and Asset performance reasons

These items are deemed Desirable

* Indicative cost excludes contingency, risk and staff costs and is subject to detailed surveys and procurement

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Appendix 3

A summary of Guildhall Complex and Walbrook Wharf future Major Works 1 to 7 is as follows;

Project 1 – Walbrook Wharf – Phase 3 Mechanical & Electrical Replacement – There is a requirement to replace end of working life Mechanical and Electrical services at Phase 3 Depot.

Project 2 – Guildhall - Great Hall - Internal Stonework Overhaul - there is a need to inspect at close hand all stone surfaces and remove 25 years of dirt and dust. Tests will also indicate whether or not there is a need to carry out a full stone consolidation exercise.

Project 3 – Guildhall – Master planning Report - As is standard practice for an estate as significant as the Guildhall Complex, this report will support the Fundamental Review as there is a need to look at how the buildings within the complex are being used and whether they are suited for evolving working practices.

Project 4 - Guildhall - West Wing - Space Cooling - Chiller Plant & Cooling Tower Replacement – There is a requirement to replace chiller plant equipment at end of working life (circa 1990's) and review improved plant realisation that provides energy efficient cooling.

Project 5 - Guildhall – West Wing – Space Heating – Distribution Pipework, Ductwork, pipework and terminal units replacement – There is a requirement to replace the internal distribution of water, heating and ventilation units (circa 1970's).

Project 6 - Guildhall - Great Hall - External Stonework Overhaul – A Quinquennial inspection needs to be carried out by abseilers, as was previously completed in 2011. Please note that the abseilers will only remove any small flecks of stone that are about to delaminate from the stone facades.

Project 7 - Guildhall - Listed Building - Conservation Management Plan restoration/refurbishment works - The Guildhall Conservation Management Plan has a 'shopping' list of recommendations in the 'Risks, Opportunities and Policies' section. The main priority being to the Great Hall - improving interpretation of one of the largest and finest medieval halls in Europe.

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