

Project Coversheet

[1] Ownership

Unique Project Identifier:

Core Project Name:

Sugar Quay 11951

New Ludgate 10716

52-54 Lime Street 11552

10 Fenchurch Avenue 11553

30-32 Lombard Street 11981

Programme Affiliation (if applicable):

Project Manager:

Sugar Quay: Aldo Strydom

New Ludgate, 52-54 Lime Street and 10 Fenchurch Avenue: George Wright

Lombard Street: Roland Jordaan

Next Gateway to be passed: 6

[2] Project Brief

Project Description: All the projects in this report relate to section 278 highway agreements between the City Corporation and a developer. The projects therefore comprise highway enabling works to accommodate the new developments.

Definition of need: As detailed above

Key measures of success:

Sugar Quay

- Meet the needs of the developer by having the surrounding footways complete to a high standard prior to occupation of their building
- Meet the City's requirements for appearance and function of the highway
- Delivery of the works to a timetable that is set by the occupation date of tenant

New Ludgate

- Deliver the highway works in time for the occupation of the buildings;
- Deliver the future proofing ducts and communal chambers;
- Deliver a highway that is designed and implemented to a standard that the City is satisfied to adopt and maintain;
- Deliver the above without financial impact on the City;

52-54 Lime Street

- Work with the developer to ensure the timely delivery of improvements
- Meet the City's requirements by providing high quality paving funded by the developer
- Introduce a scheme that benefits the public by providing a more adequate and aesthetic space for pedestrians
- Help contribute to the delivery of a better walking environment in the City's insurance district

10 Fenchurch Avenue

- Work with the developer to ensure timely delivery of high-quality highway improvements
- Work with the developer to meet their desire for an enhanced public realm
- Improve facilities for pedestrians and cyclists

30-32 Lombard Street

- Design a high-quality public realm in the vicinity of the development
- Deliver a scheme that benefits all users of the public highway

[3] Progress Status

Expected timeframe for the project delivery:

Completion dates

Sugar Quay: June 2018

New Ludgate: December 2018

52-54 Lime Street: March 2019

10 Fenchurch Avenue: March 2019

30-32 Lombard Street: June 2018

Key Milestones:

Sugar Quay

The key milestone was to have the highway works complete in time for the first occupation of the new building by the end of June 2018. The majority of works were completed by this time; however, the developer was running behind schedule with the private land/highway tie-in works. The last area of the footway was completed in October 2018

New Ludgate

The bulk of the works were completed to the agreed programme. However, welfare facilities on part of the footway on Limeburner Lane prevented the laying of a section of new yorkstone paving. The final section was completed in December 2018

52-54 Lime Street

The key milestone was to construct the highway works in a timely manner to accommodate the new building. This was achieved through close working with the developer and its principal contractor, Skanska

10 Fenchurch Avenue

The key milestone was to construct the highway works in a timely manner to accommodate the new building. This was achieved through regular meeting with the developer and its principal contractor, Sir Robert McAlpine.

30-32 Lombard Street

The key milestone was for the completion of the work in time for the building's practical completion in June 2018.

Are we on track for completing the project against the expected timeframe for project delivery?

Sugar Quay: Yes

New Ludgate: Yes

52-54 Lime Street: No – Small section of works on Billiter St is unable to be delivered due to adjacent building construction.

10 Fenchurch: No – Small section of works on Billiter St is unable to be delivered due to adjacent building construction.

30-32 Lombard Street: Yes

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:

<u>Stage/Project</u>	<u>Sugar Quay</u>	<u>New Ludgate</u>	<u>52-54 Lime Street</u>	<u>10 Fenchurch Avenue</u>	<u>30-32 Lombard Street</u>
G1/2 Estimated Cost	£200k-£250k	£700k	£250k exc. Leadenhall Crossing	£250k-£600k	Under £250k
Gateway 3/4 Estimated Cost	N/A	N/A	Leadenhall Crossing £538k	N/A	N/A
Gateway 5 Estimated Cost	£221K (Within the G2 band estimate)	£848,800 (Increase of £148,800)	£864,961 (Increase of £76,961)	£621,308 (Within the G2 band estimate)	£225k (Within the G2 band estimate)
Final Outturn Cost	£159,616	£611,690	£787,109	£421,960	£141,066

Total anticipated on-going commitment post-delivery [£]: N/A – projects all delivered to City specifications so transfer to BAU

Programme Affiliation [£]:

Top risk:

<i>Projects</i>	<i>Risk Description</i>
Sugar Quay, New Ludgate, 52-54 Lime Street, 10 Fenchurch Avenue and 30-32 Lombard Street	The primary risk for all projects is that the highway works are not completed to the developers' timeframe and the potential impact of damaging the City's reputation. All projects successfully mitigated this risk.

Top issue realised

<i>Issue Description</i>	<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
Sugar Quay	The raised entry treatment, which was to be located on private land, posed a risk that may have delayed the programme due to the necessary agreements that would've had to be drawn up.	Removing this from the scope of works negated this impact.	N/A
New Ludgate	The issue of the welfare facilities on the footway resulted in a delay of approximately 18 months.	N/A	N/A

52-54 Lime Street/10 Fenchurch Avenue	The issue of re-development at 40 Leadenhall Street and its impact on planned works on Billiter Street was identified approximately halfway through the construction programme.	The City and the developer assessed the issue and mitigating options and agreed to pause some work on Billiter Street until the completion of 40 Leadenhall Street.	N/A
30-32 Lombard Street	Risk 3 occurred due to the developer not handing over the works area on time	A new construction programme was followed, and works were completed to a new programme with no negative impacts for either party	N/A

[5] Member Decisions and Delegated Authority

Sugar Quay: G5 Authority to start works was approved under delegated authority in April 2018

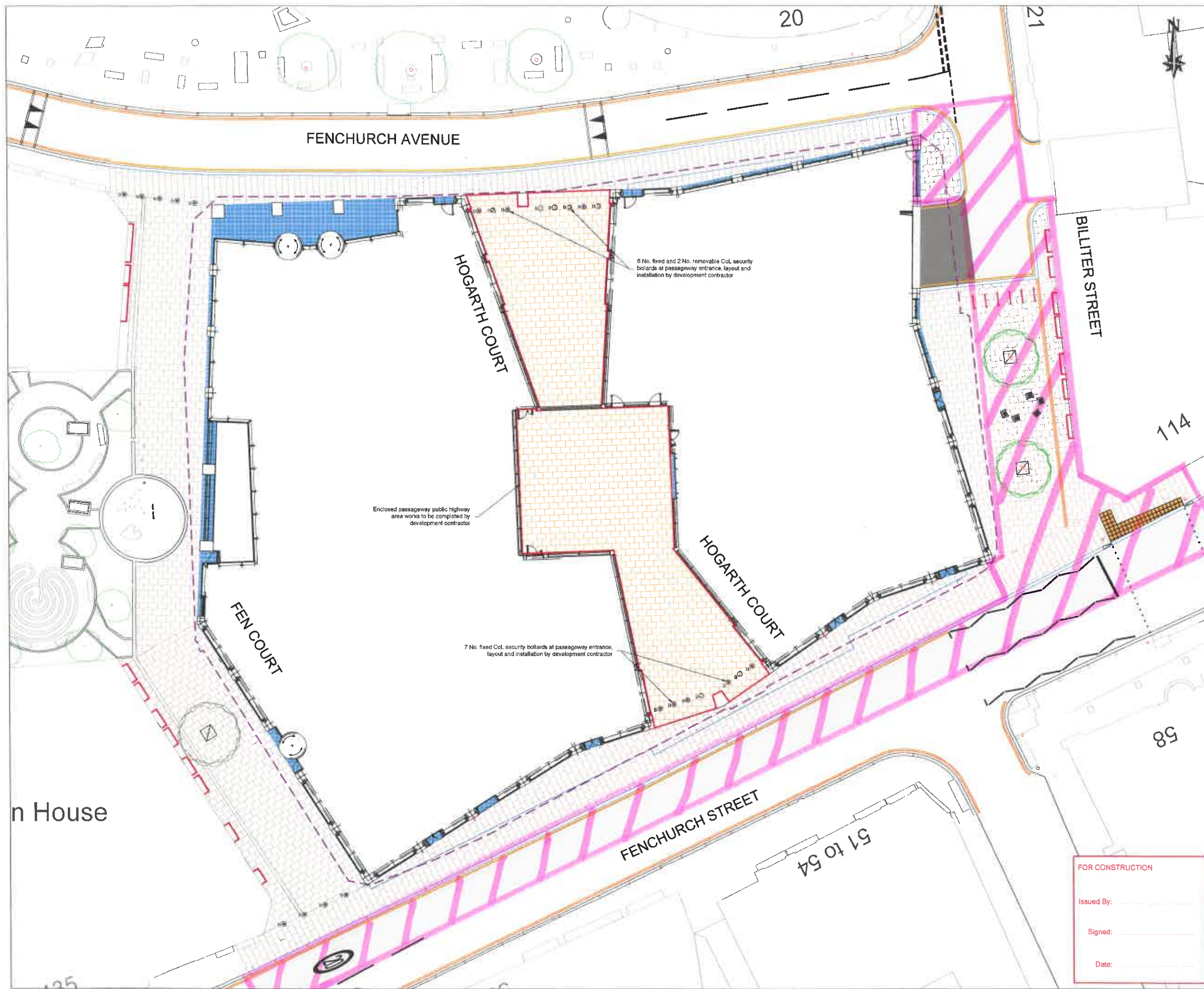
New Ludgate: G5 Authority to start works was approved under delegated authority in July 2014

52-54 Lime Street: G5 Authority to start works was approved under delegated authority in February 2018

10 Fenchurch Avenue: G5 Authority to start works was approved by Members in August 2017

30-32 Lombard Street: G5 Authority to start works was approved under delegated authority in August 2018





- Notes:**
1. No information to be scaled from this drawing.
 2. Works shall comply with the current City of London Specification for Highway works.
 3. All road markings refer to the "Traffic Signs Regulations and General Directions 2002". Refer to drawing number 1200/16800323/RM
 4. This drawing is to be read in conjunction with all relevant drawings
 5. The Contractor will be held responsible for any damage caused to private highways and privately owned street furniture.

- KEY**
- Proposed sign / sign & post
 - Proposed illuminated sign / illuminated sign & post
 - Existing City of London C3 bollard
 - Original building boundary (Demarcation to be confirmed)
 - 300 x 200 fine picked silver grey granite kerb
 - Dropper kerb
 - Proposed cycle stands
 - Proposed single Chico seat
 - Existing street tree
 - Proposed street tree
 - Smoke outlet / skylight. Either Yorkstone or Mastic Asphalt finish. Material and extent to be decided by engineer on site.
 - Proposed Granite paving / Mastic (Private Works)
 - Proposed (600mm x varies) Scoutmoor Yorkstone paving
 - Proposed Mastic Asphalt footway
 - Proposed HRA Carriageway surfacing
 - Scoutmoor Yorkstone Tactile Paving
 - Proposed mastic sealant outline
 - Extent of Central Passageway Works

No.	Date	Description	By
D	02.11.17	Insertion of mastic sealant outline	SR
C	15.09.17	Clarification of materials used by developer for private works	SR
S	13.09.17	Revision to Central Walkway Street Name	SR
A	30.08.17	Various Revisions made to street furniture & road markings	SR

10 Fenchurch Ave S278

General Arrangement

HIGHWAY DESIGN AND CONSTRUCTION

DEPARTMENT OF THE BUILT ENVIRONMENT
PO Box 270
GUILDHALL
LONDON
EC2P 2EJ
Tel: 020 7606 3030



CITY OF LONDON

Sheet	SHEET 1 of 1	THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT 2006. ALL RIGHTS RESERVED. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. CITY OF LONDON 100023243 2008.			
Date	Nov 2017				
Designed by	SR				
Checked by	BM				
Scale & Drawing Size	N.T.S@A1	Revision	D	Drawing No	100/16800323/GA

FOR CONSTRUCTION

Issued By: _____

Signed: _____

Date: _____

Outstanding Works Estimates for

52-54 Lime Street and

10 Fenchurch Avenue

52-54 Lime Street

Outstanding Works Cost Estimate	
52-54 Lime Street S278	
Description	Amount (£)
Staff Costs	4,000
Works	41,060
Total	45,060

10 Fenchurch Avenue

Outstanding Works Cost Estimate	
10 Fenchurch Avenue S278	
Description	Amount (£)
Staff Costs	13,632
Works	142,882
Total	156,514

G6 Consolidated Report Before & After Images

- Sugar Quay
- New Ludgate
- 50-52 Lime Street
- 10 Fenchurch Avenue
- 30-32 Lombard Street

Sugar Quay Before



Sugar Key
After



New
Ludgate
Before



New
Ludgate
After



52-54 Lime
Street
Before



52-54 Lime
Street After



10
Fenchurch
Avenue
Before

TO LET
from
800 sq ft
**FLEXIBLE
TERMS**
GVA gva.co.uk
020 7236 6363

SUBWAY

SUBWAY

SUBWAY

**CLOSING DOWN
EVERYTHING
MUST GO...**

**Ilvano
ITALIAN
CLOTHING**

**CLOSING
DOWN
SALE
MASSIVE CLEARANCE**

FEN COURT
ECS

TAILORING
SERVICES

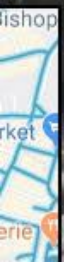
TAILORING
SERVICES
LARGE STOCKS AVAILABLE

**CLOSING
DOWN
SALE**

10
Fenchurch
Avenue
After



30-32
Lombard
Street
Before



30-32
Lombard
Street After

