

Committee(s) Barbican Board	Date(s): 22 July 2020
Subject: Barbican Centre Projects Update	Public
Report of: Jonathon Poyner – Director of Operations and Buildings	For Information
Report author: Cornell Farrell – Head of Engineering and Projects	

Summary

1. This paper provides members with a progress and financial status report on the 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 and Corporate Security and Investment Project (Capital Reserves).
2. The Centre currently has 66 CWP projects approved. The funding for the latest 24 of these became available from the 1st April 2020.
3. There were eighteen projects approved for the Barbican Centre in the 2017/18 CWP budget. These projects were scheduled for completion by 31st March 2020 when funding ceased. There are, however, two projects which have been extended due to difficulties caused by the Covid-19 pandemic.
4. Progress on all the 2018/19 and 2019/20 CWP projects is satisfactory.
5. Two new capital projects were approved for 2020/21 as detailed in the report.
6. The City Surveyor is now managing the fire safety projects and has adopted a different strategy to complete ALL the projects in a combined manner.
7. The financial information on each project is given in a separate appendix for the non-public section due to containing commercially sensitive information.

Recommendation

- Members are asked to note the contents of this report.

Main Report

Background

1. 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

2. 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 2018, 14 in 2019 and 24 in this new financial year. In total, 22 of these projects are complete*; the status of the remaining 44 CWP projects is detailed in the tables below.

*Project main works complete but snagging outstanding.

CWP PROJECTS APPROVED 2017/18			
(Completion required March 2020)			
Ref.	Project Title	Last Gateway	Comments
107	Public Spaces Carpet Replacement	5	Sample area has been laid and approved by both Barbican Directorate and Designer. Work to remaining area (ground floor foyer) is currently underway. Estimated completion date 3 rd July.
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	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
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	Project 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	5	Works delayed due to supply issues caused by Covid-19 pandemic. Now due to complete by 15 July.
118	Pump Replacement	5	Project complete. Final account verified. Outcome report to be drafted.
119	Concert Hall Control Booth Windows	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
120	Green Room Refurbishment	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
121	Art Gallery Disabled Lift**	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
122	Catering Block Internal Redecorations	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.

123	BEMS Controls (Art Gallery)**	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
124	Art Gallery Lighting Track**	5	Project 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 complete. Outcome report to be drafted and final account to be agreed.
CWP PROJECTS APPROVED 2018/19 (Completion required March 2021)			
Ref.	Project Title	Last Gateway	Comments
126	Replace Stage Risers – Concert Hall	5	Project 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. Remainder of project at feasibility stage
128	Main Art Gallery Flooring**	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
129	Main Art Gallery Walls Resurface**	5	Project 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 has been submitted. Awaiting comment/approval from Planning Department.

135	Theatre Fume & Dust Extract	5	Project complete. Final account verified. Outcome report to be drafted.
** Projects combined to form 'Art Gallery 2019'.			

CWP PROJECTS APPROVED 2019/20 (Completion required March 2022)			
Ref.	Project Title	Last Gateway	Comments
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	2	Consultants to tender for flooring options to this and other public spaces.
149	Exhibition Halls BMS System Replacement	n/a	Project has been placed on hold because of 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.
151	Heating Feasibility Study for Level 0&1 Restaurants	n/a	Feasibility study complete. Additional funding will be required for any works. This project was for feasibility only.
152	Kitchen Ventilation Feasibility Study for Restaurants	n/a	Feasibility study complete. Additional funding will be required for any works. This project was for feasibility only.
153	Level 4 Heating Replacement	4	Consultant appointed. Feasibility report produced. Stage 3 designs complete. Next steps listed building consent and detailed plans. Works may have to be deferred to 2021 depending on Centre programme in Autumn.
154	Cinemas 2&3 Internal Decorations & Minor Works	1-4	Works to be combined with 158, below. Consultants appointed, listed building application submitted, due to be tendered w/c 22/6
155	Electrical Distribution Boards	n/a	Project not started.

156	Sunken Bars Refurbishment	n/a	Project not started.
157	Toilets Refurbishment	2	This project will be combined with other toilet refurbishment projects to create one scheme. Consultants brief currently being drafted.
158	Cinemas 2&3 External Decorations	1-4	Works to be combined with 154, above. Consultants appointed, listed building consent application submitted, due to be tendered w/c 22/6

CWP PROJECTS APPROVED 2020/21 (Completion required March 2023)			
Ref.	Project Title	Last Gateway	Comments
159	Frobisher Crescent Level 4 Environmental Controls	n/a	Project not started.
160	Lakes De-silting	n/a	Project not started.
161	Concert Hall Refurbishment choir room, crew rooms and orchestra managers office	n/a	Project not started.
162	Theatre Lighting, wiring and controls	n/a	Project not started.
163	Concert Hall Lighting, wiring and controls replacement	n/a	Project not started.
164	Lift refurbishment - 1st phase	n/a	Project not started.
165	Diverter solid pumps	n/a	Project not started.
166	Public spaces replacement lighting, wiring and controls - 1st phase	n/a	Project not started.
167	Phased programme - replace valves & pneumatic actuator and controls	n/a	Project not started.

168	Public toilets refurbishment (include equality access)	2	This project will be combined with other toilet refurbishment projects to create one scheme. Consultants brief currently being drafted.
169	Theatre Toilets/changing rooms refurbishment	2	This project will be combined with other toilet refurbishment projects to create one scheme. Consultants brief currently being drafted.
170	Cinemas 2/3 Refurbishment Cinemas seats	1-4	Out to tender (closes 23/6/20).
171	Commercial - refrigeration plant	n/a	Project not started.
172	Dock floor repairs	n/a	Project not started.
173	Sculpture Court Repairs to damaged sculpture court tiling	n/a	Project not started.
174	Theatre Fly Tower Roof Replacement	n/a	Project not started.
175	Barbican Kitchen – Repair to Floor Damage and Redecorate	n/a	Project not started.
176	Frobisher Crescent (4,5 & 6) Replace Metal Doors and Floor Springs	n/a	Project not started.
177	Replace Shutters in Level 1 Bars	n/a	Project not started.
178	Goods Lift Replacement (Service Art Gallery)	n/a	Project not started.
179	Level -2 - Replace non fire-retardant wall covering	n/a	Project not started.
180	Lakeside – Refurbishment of External Furniture	n/a	Project not started.
181	Conservatory – Heat Exchanger Isolation Valves	n/a	Project not started.

182	Curve Gallery Humidifier	n/a	Project not started.
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3. The table below sets out the current position of the Centre's 9 Additional Capital Fund for City Fund Properties projects:

Additional Funds for City Fund Properties			
Ref.	Project Title	Gateway Stage	Comments
136	Emergency Lighting Systems	2	City Surveyor is now managing project. The project manager is taking a holistic approach and is creating a team of specialist consultants to review the entire fire strategy to include the component projects listed and will report back to the service committee and Projects Sub Committee about the next steps. A project board has been set up to oversee this project.
137	Fire Stopping/Compartmentation	2	
138	Upgrade/ Replacement of Fire Doors	2	
139	Fire Safety Plant Interfaces	0	
140	Fire Safety Signage	2	
141	Sprinkler Systems	2	
142	Fire Alarm Systems	0	
144	Electrical Infrastructure	0	
143	Fire Precaution Works (part of Art Gallery 2019)	5	

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

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

Project Title	Gateway Stage	Comments
Concert Hall Seating	5	Project complete. Outcome report to be drafted and final account to be verified by Chamberlains.
*Anti-Shatter Film	5	Project complete. City Surveyor to draft and submit outcome report and final account.
*CCTV	5	Works are on site and expected to be completed by end of June 2020.

*Access Control	5	Works are on site and expected to be complete by end of June 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, one invoice outstanding prior to project closure.

* These projects are managed by the City Surveyor.

Current position (Capital Projects)

Project Title	Gateway Stage	Comments
Confined and Dangerous workspaces 2020	0	Project not started
Art Gallery Chiller Replacement	2	Consultant's brief currently in draft.

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'.

Conclusion

- The Centre currently has 66 live CWP projects. In total, 22 of these projects are complete; the status of the remaining 44 CWP projects is detailed above.
- 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, Security and Capital projects.

Appendices

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

Background Papers

- Barbican Centre Project Update reports from September 2017 – May 2020.

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