

Project Coversheet

[1] Ownership & Status

UPI: 11760

Core Project Name: Concrete Repairs to Cullum Welch House

Programme Affiliation (if applicable): N/A

Project Manager: David Downing / James Illsley

Definition of need: The reinforced concrete elements of Cullum Welch House are showing signs of deterioration. The proposed contract will cover the full replacement of the pre-cast concrete balustrades on the north elevation of the building and patch repairs to the external staircases, beams and slab ends, and concrete elements (principally pre-cast planters and potholders) on the south elevation.

Key measures of success:

1. The concrete has been tested to reveal the cause and extent of the deterioration and are confirmed as safe and structurally sound.
2. The testing information informs a programme of repairs to be completed.
3. Repairs to the structure are complete and managed to minimise disruption to residents and impact on the general public and wider public realm.
4. Timelines for future testing are identified.

Expected timeframe for the project delivery: Project Complete

Key Milestones:

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

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 04/14):

- Total Estimated Cost (excluding risk): £2,581,500 (as part of a wider programme of concrete repairs to Golden Lane and Middlesex Street Estates; a sum of £600,000 was estimated for Cullum Welch House)
- Costed Risk Against the Project: N/A
- Estimated Programme Dates: Condition survey to start Summer 2014

Scope/Design Change and Impact: N/A

'Project Proposal' G2 report (as approved by PSC 05/14):

- Total Estimated Cost (excluding risk): £2,581,500 (as part of a wider programme of concrete repairs to Golden Lane and Middlesex Street Estates; a sum of £600,000 was estimated for Cullum Welch House)
- Resources to reach next Gateway (excluding risk): £11,150
- Spend to date: £0
- Costed Risk Against the Project: N/A
- CRP Requested: N/A

- CRP Drawn Down: N/A
- Estimated Programme Dates: Condition survey to start Summer 2014

Scope/Design Change and Impact: None

‘Options Appraisal and Design’ G3 report (as approved by PSC 22/07/14):

- Total Estimated Cost (excluding risk): £2,581,500 (as part of a wider programme of concrete repairs to Golden Lane and Middlesex Street Estates; a sum of £600,000 was estimated for Cullum Welch House)
- Resources to reach next Gateway (excluding risk): £1,009,150
- Spend to date: £9,850
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Concrete testing to complete February 2015

Scope/Design Change and Impact: None

‘Issues Report’ post G3 (as approved by PSC 20/07/2016):

- Total Estimated Cost (excluding risk): £1,000,000 - £2,050,000
- Resources to reach next Gateway (excluding risk): £28,000
- Spend to date: £74,005
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Main works contract to start Summer 2017

Scope/Design Change and Impact: Post Gateway 3 Issues Report approved to split Cullum Welch works off from the main Golden Lane and Middlesex Street concrete testing and repair project and run it as a stand-alone project. Estimated project cost increased to include for potential requirement to remove and replace windows to enact the required concrete repairs on the south elevation. An additional sum of £28,000 was approved to conduct further investigative work to the south elevation.

‘Issues Report’ post G3 (as approved by PSC 07/09/2016):

- Total Estimated Cost (excluding risk): £1,000,000 - £2,050,000
- Resources to reach next Gateway (excluding risk): £28,000
- Spend to date: £74,005
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Main works contract to start Summer 2017

Scope/Design Change and Impact: Further information report requested by Projects Sub Committee.

‘Options Appraisal and Design’ G4 report (as approved by PSC 10/05/2017):

- Total Estimated Cost (excluding risk): £1,100,000 - £1,200,000
- Resources to reach next Gateway (excluding risk): £25,000

- Spend to date: £101,104
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Main works contract to start February 2018

Scope/Design Change and Impact: Investigative surveys revealed that preferred option to patch repair concrete elements rather than full replacement was possible on the south elevation. As a result, window removal and replacement would not be necessary. Estimated costs revised downwards accordingly.

'Authority to start Work' G5 report (as approved by Chief Officer 05/04/2019):

- Total Estimated Cost (excluding risk): £819,912
- Resources to reach next Gateway (excluding risk):
- Spend to date: £101,104
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: May 2019 – December 2019

Scope/Design Change and Impact: ENGIE (Keepmoat Regeneration) submitted a successful tender for the works contract. However, they were unwilling to keep to the tendered price and were, as a result, removed from the project by the City prior to any works or approved expenditure taking place. The works contract was subsequently re-advertised to secure the services of a replacement contractor and ensure cost surety for the City hence the extended time period between Gateways 4 and 5.

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