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Committees: Corporate Projects Board [for information] Projects Sub <i>[for decision]</i> Planning and Transport Committee <i>[for decision]</i> Culture, Heritage and Libraries Committee [for information] Court of Common Council	Dates: 30 September 2020 21 October 2020 27 October 2020 23 November 2020 Urgency Approval
Subject: Tower Bridge HV System Replacement and Increasing Resilience Unique Project Identifier: 11520 CS 335/20	Gateway 3 Complex Issue Report
Report of: City Surveyor Report Author: Navdeep Bhal	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: Refurbishment of the High Voltage (HV) and Low Voltage (LV) electrical infrastructure at Tower Bridge and increasing its power resilience (i.e. the secondary source of power in the event of a power failure). It should be noted that this project is at a critical stage and that the refurbishment of electrical equipment should be completed urgently as the current electrical network and switchgear is 20 years beyond its design life and the existing secondary supply can only power bridge lifts at half speed. This affects the ability to complete bridge lifts as covered under the Corporation of London (Tower Bridge) Act 1885 and the opening of the exhibition.</p> <p>The design team have warned that until the existing electrical infrastructure is replaced, it will continue to present an increasing likelihood of failure which will consequently continue to cause reputational damage and loss of income.</p> <p>This issues report is submitted for approval to avoid repetition of information to committee and to maintain momentum in the programme.</p> <p>RAG Status: Red (Red at last report to Committee against original programme and budget estimate)</p> <p>Risk Status: Medium (Medium at last report to committee)</p>
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	<p>Total Estimated Cost of Project (excluding risk): £5,800,000</p> <p>Total Estimated Cost of Project (including risk): £8,400,000</p> <p>Change in Total Estimated Cost of Project (excluding risk): No change since last report to Committee</p> <p>Spend and Committed to Date: £302,839</p> <p>Costed Risk Provision Utilised: £0</p> <p>Slippage: 0 months since last committee report</p>																
2. Requested decisions	<p>Next Gateway: 4c – Detailed Design</p> <p>Requested Decisions:</p> <ol style="list-style-type: none">1. That approval is obtained to proceed straight to Detailed Design stage (G4c). The G4c will be approved by the Planning & Transportation and Project Subs committee members.2. That additional budget of £431,095 is approved for professional fees required between Gateway 4 and Gateway 4c and for the first payment to UKPN for the installation of the new HV intake.3. Note the revised approved budget will be £760,155 (excluding risk).4. That a Costed Risk Provision of £355,000 is approved for Gateway 4 to Gateway 4c.5. That approval of Gateway 4c and Gateway 5 is delegated to the Planning & Transportation and Project Subs committee members.																
3. Budget	<p>The budget below is required to allow the project to move from Gateway 4 to Gateway 4c. The full project budget is documented in the Cost Book in Appendix 3.</p> <table><tr><th>Item</th><th>Reason</th><th>Funds/ Source of Funding</th><th>Cost (£)</th></tr><tr><td colspan="4">Construction Fees</td></tr><tr><td>UKPN Connection</td><td>To provide a new HV Power intake (first payment only)</td><td>Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21</td><td>£180,000</td></tr><tr><td colspan="4">Professional Fees</td></tr></table>	Item	Reason	Funds/ Source of Funding	Cost (£)	Construction Fees				UKPN Connection	To provide a new HV Power intake (first payment only)	Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21	£180,000	Professional Fees			
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	Project Management	To progress to Detailed Design stage	As Above	£20,033
	Cost Consultant	To progress to Detailed Design stage	As Above	£28,359
	MEP/Structural Engineer & Principal Designer	To progress to Detailed Design stage	As Above	£33,040
	Architect	To progress to Detailed Design stage	As Above	£26,139
	Planning Consultant	To progress to Detailed Design stage	As Above	£11,324
	Fire Engineering	To progress to Detailed Design stage	As Above	£7,200
	Transport Consultant	To develop a Traffic Management Plan and minimise disruption to the public during construction phase	As Above	£15,000
	Other Consultant	To progress to Detailed Design stage	As Above	£15,000
	Building Control	To ensure compliance with building regulations	As Above	£20,000
	Consequential Fees			
	Surveys	To progress to Detailed Design stage	As Above	£45,000

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	Planning / Listed Building Consent Application Fees	To obtain planning permission and Listed Building Consent	As Above	£10,000
	Building Control Authority	To certify compliance with building regulations	As Above	£5,000
	City of London Internal Recharge			
	Legal Costs	To progress to Detailed Design stage	As Above	£5,000
	Staff Costs	To progress to Detailed Design stage	As Above	£10,000
	Total			£431,095

The total project costs will be split across the following financial years:

Year	Amount
2020/21	£1,698,270
2021/22	£6,482,880
2022/23	£218,850
Total	£8,400,000

Any future increase in the total estimated project costs will be discussed at the annual review of the 50-year maintenance fund.

It should be noted that all appointments have been made and will continue to be made in line with the City of London's procurement Code. Also, the appointment of UKPN will be made via an exemption as an organisation which conducts Works as a utility companies under the New Roads and Streets Works Act.

Costed Risk Provision requested for this Gateway: £355,000 (as detailed in the Risk Register – Appendix 2). This will be funded from the Bridge House Estates Trust 50 Year Maintenance Fund for 2020/ 21.

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<p>4. Issue description</p>	<ol style="list-style-type: none"> 1. There has been no change to the cost, programme or costed risk provision since the previous gateway report. 2. The previous gateway report recommended that the next report to committee would be a Detailed Options Appraisal (G4). However, following further design development and advice from the professional team, Option B, which was approved at Gateway 3 by committee, remains the preferred option to progress. Consequently, members are asked for permission to proceed straight to Detailed Design (G4c). This will avoid submission of repeat information in the next report and will allow the programme of this critical project to be maintained. 3. Procurement options have also been discussed with the design team and it is currently anticipated that the project will be procured via a competitive and selective, single stage procurement process. However, a procurement workshop is to be undertaken in October where the project team will undertake further appraisal of the most appropriate procurement route and form of Construction Contract. 4. In order for the project to advance to Gateway 4c, additional budget (as detailed in the table above) is requested to be approved by members. This funding will predominantly be utilised on professional fees to progress the design and for the first payment to UKPN in order to provide the new HV power intake. This needs to progress in order to maintain the programme. Please note that the existing budget that has been approved is still required to complete RIBA Stage 3 which is in progress and to complete various surveys which will provide information to inform the design. Currently the site information available is very limited and inaccurate, therefore it needs to be updated before starting detailed design. 5. As the estimated total value of this project exceeds £5million, approval to proceed beyond Gateway 4b is required from the Court of Common Council. Once approval has been sought, it is requested that any further decisions required by the Court of Common Council are delegated to Planning and Transportation and Project Subs committee members. This will help to maintain the programme. 6. The costed risk provision requested in this report will largely be utilised for any delays or any requirements to re-design the project if it is not possible to secure planning / listed building consent and any statutory authority approvals.
<p>5. Options</p>	<ol style="list-style-type: none"> 1. Approve the request to proceed straight to Detailed Design (G4c) 2. Proceed as originally planned to Detailed Options Appraisal (G4) <p>Recommendation: Option 1 to avoid submission of repeat information to committee and to maintain the programme for this critical project</p>

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Appendices

Appendix 1	Project Coversheet
Appendix 2	Risk Register
Appendix 3	Project Cost Book (Non – Public)

Contact

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