

Committees: Projects Sub <i>[for information]</i> Corporate Asset Sub-Committee <i>[for information]</i>	Dates: 23 February 2021 28 April 2021
Subject: Guildhall Cooling Plant Replacement & Steam Humidification Plant Replacement Unique Project Identifier: 12214 & 12213	Gateway 2 Progress Report Complex
Report of: City Surveyor Report Author: Edwin Birch CS 026/21	For Information
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: Guildhall Cooling Plant Replacement & Steam Humidification Plant Replacement which were considered separately but combined during the delivery stage.</p> <p>Please note these works are funded under two separate projects:</p> <ol style="list-style-type: none"> 1) 12214 - West Wing Chiller replacement - Replace the West Wing chillers and consider options to consolidate chiller plant across the Guildhall site to provide a resilient, more efficient long-term solution. 2) 12213 - Humidification Plant replacement - Provide a long-term solution to meet the humidification needs of the Guildhall Complex in the most cost-effective and environmentally beneficial way <p>However, to provide the best options for design and value for money (VFM), they are being progressed by the same project delivery team.</p> <p>RAG Status: Amber (Green at last report to Committee (Gateway 2))</p> <p>Risk Status: Medium (Medium at last report to committee)</p> <p>Total Estimated Cost of Project as reported at Gateway 2 (excluding risk):</p>
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	<p>1) West Wing Chiller replacement £3.924m 2) Humidification Plant replacement £1.012m</p> <p>Change in Total Estimated Cost of Project (excluding risk): No Change</p> <p>Spend to Date: £0.</p> <p>Costed Risk Provision Utilised: £0</p> <p>Slippage: +12 weeks (reasons outlined in section 2)</p>
<p>2. Progress Overview</p>	<p>Next Gateway: Gateway 3 - Outline Options Appraisal (Complex)</p> <p>Requested Decisions:</p> <p>Following Gateway 2 approval in April 2020, the projects were passed to Property Projects Group within the City Surveyors in June 2020. As outlined in the Gateway 2 report, the initial aim going forward was to commission a project manager, engineers, and cost consultants to undertake site surveys, identify options and appraise based on whole-life-costs, and produce supporting concept designs in order to recommend a short list of viable options for further detailed appraisal at Gateway 3.</p> <p>Once the project had been handed over, there was a large amount of information to review, including supporting information and a recently commissioned feasibility study. Due to critical milestones and pressures on other projects, such as Sydenham Hill, the Project Manager had reduced time to focus on this project for several weeks.</p> <p>As a result of the volume of detailed information handed over, compiling the scope of works took longer to complete than anticipated, especially the MEP scope. It was integral that their duties and expectations were clear for the forthcoming tender exercise. The tenders, their evaluations and appointments were completed shortly before the Christmas break and the third, nationwide Covid-19 lockdown, impacted on resources causing several weeks of lost time.</p> <p>The design team have also suffered delays in reviewing the information and studies compiled to date, as well as understanding several corresponding workstreams such as the Guildhall Masterplan Strategy and smaller projects connected with the Chilling and humidification systems such as the BEMS controls and EC Fans upgrades.</p> <p>Due to the above, Gateway 3 approvals will be submitted in April 21 as opposed to Jan 21.</p>

1. Note the project has incurred a delayed start of 11 weeks.
2. Note that the project is aiming to submit a Gateway 3 report in April 21- as opposed to the date in Gateway 2 report, Jan-21.

3. Budget (1)

The below budget was approved at Gateway 2 and there no further changes required to reach the next approval, Gateway 3.

12214 - West Wing Chiller replacement

Item	Reason	Funds/ Source of Funding	Cost (£)
Fees	Consultant team	City Fund	£95,000
Staff costs	Client-side project management	City Fund	£6,000
Surveys	Specialist Surveys to aid design development	City Fund	£40,000
Total			<u>£141,000</u>

Costed Risk Provision agreed at this Gateway: £33,200 (as detailed in the Risk Register – Appendix 2)

12213 - Humidification Plant replacement

Item	Reason	Funds/ Source of Funding	Cost (£)
Fees	Consultant team	City Fund	£57,000
Staff costs	Client-side project management	City Fund	£3,000
Surveys	Condition, asbestos, etc.	City Fund	£25,000
Total			<u>£85,000</u>

Costed Risk Provision agreed at this this Gateway: £22,000
(as detailed in the Risk Register – (Appendix 3))

<p>4. Progress Update</p>	<ol style="list-style-type: none"> 1) Note the project has incurred a delayed start of 11 weeks; <ol style="list-style-type: none"> a. As outlined in section 2, the project encountered delays in appointing the design team, who are now in place. 2) Note that the project is aiming to submit a Gateway 3 report in April 21 as opposed to the dates in Gateway 2 report, Jan-21; <ol style="list-style-type: none"> a. The design team have fully reviewed the programme including the tasks ahead to fulfil RIBA stage 2 design options and will be ready to submit the Gateway 3 in April 21. 3) One of the additional workstreams this project has been asked to consider is the Guildhall Masterplan. <ol style="list-style-type: none"> a. The City Surveyor continues to review the Guildhall masterplan for the future of the North and West Wings, which remain under considerable strain with regards to the building fabric and services as a result of increased use and age. b. Condition surveys and feasibility studies for the Guildhall Chilling and Humidification plant replacement project will be reviewed in the context of any wholesale building development, and if the Guildhall masterplan strategy is not approved, then these projects will be prioritised accordingly.
<p>5. Options</p>	<p><i>Options remain unchanged:</i></p> <p><i>12214 - West Wing Chiller replacement</i></p> <p>GW3 will appraise and recommend the scope for chiller replacement and the main technical solutions.</p> <p><i>12213 - Humidification Plant replacement</i></p> <p>GW3 will appraise and recommend the scope for humidification provision and the main technical solutions.</p>

Appendices

<p>Appendix 1</p>	<p>Project Coversheet</p>
<p>Appendix 2</p>	<p>Chiller Replacement Risk Register</p>
<p>Appendix 3</p>	<p>Humidification Plant Replacement Risk Register</p>
<p>Appendix 4</p>	<p>Chiller Replacement Cost Plan</p>
<p>Appendix 5</p>	<p>Humidification Pant Replacement Cost Plan</p>

Contact

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