

Committees: Corporate Asset Sub-Committee – <i>for decision</i>	Dates: 28 th April 2021
Subject: Guildhall Cooling Plant Replacement Unique Project Identifier: 12214	
Report of: City Surveyor Report Author: Edwin Birch	For Decision <i>Delegated Authority</i> Non-Public
<h1>PUBLIC</h1>	
<p>Project Description: Provide a long term solution to meet the cooling needs of the Guildhall Complex in the most cost-effective and environmentally beneficial way.</p> <p>RAG Status: Amber (Green at last report to Committee (Gateway 2))</p> <p>Risk Status: Medium (Medium at last report)</p> <p>Total Estimated Cost of Project as reported at Gateway 2 (excluding risk):</p> <p>1) West Wing Chiller replacement £3.924m</p> <p>Change in Total Estimated Cost: No Change</p> <p>Total budget approved to date: £3m</p> <p>Spend to Date: £16,501.33</p> <p>Funding: The funding source is split across three funds (City Fund £1.860m, City Cash £0.990m, BHE £0.150m)</p>	
<p>Summary</p> <p>The Project Team has been appointed since January 2021 and the MEP engineers have been reviewing previously commissioned reports and analysing BMS data from the Guildhall. The main aim and output have been to put forward options that meet the project brief measures of success so that accurate design recommendations can be considered within the approved budget.</p>	

There have been number of factors that have become evident since the design team started work on this in January and include:

1. Issues in obtaining detailed information from the BMS system;
2. A change of statues in the North Wing Chiller condition from 'nearing end of life' to being at 'end of life';
3. A potential change regarding the site needs currently being explored under the 'Guildhall Masterplan Strategy';
4. Several other workstreams being planned around the cooling systems that influence the chiller plant design.

These factors have required a more detailed analysis to fully develop a recommended option, while providing enough information regarding the alternative options to present to committee.

As the further detailed analysis will be completed in April, there is not enough time to complete the Gateway 3 report before the planned CASC committee on 28th April. Delegated authority is sought to allow for the requisite approvals to be obtained before the next planned CASC on 22nd June 2021.

Key Project Dates:

- Outline Options Appraisal Completed – 26th April
- Gateway 3 Report Submission;
 - CASC (Under delegated Authority) - W/C 10th May
 - Project Sub – 17th May

Recommendations & Requested Decision:

It is recommended that:

Approval is sought for Delegated Authority to be granted to the Town Clerk, in consultation with the Chair and Deputy Chair of the Corporate Asset Sub-Committee, to approve a Gateway 3 Report to minimise any further programme delays. The report will be submitted to May Project Sub Committee.

Contact

Report Author	Edwin Birch
Email Address	EdwinJames.Birch@Cityoflondon.gov.uk
Telephone Number	020 7332 1030