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<b>Committees:</b> Corporate Projects Board <i>[for information]/[for decision]</i>  Housing Management and Almshouses Sub Committee <i>[for decision]</i>  Projects Sub <i>[for decision]</i>	<b>Dates:</b> 01 September 2021 20 September 2021 15 September 2021
<b>Subject:</b> Fire Compartmentation – Great Arthur House  <b>Unique Project Identifier: 11983</b>	<b>Gateway 3/4 Regular Issue Report</b>
<b>Report of:</b> Director of Community & Children's Services  <b>Report Author:</b> Jason Crawford	<b>For Decision</b>
<h1 style="text-align: center;">PUBLIC</h1>	

<b>1. Status update</b>	<p><b>Project Description:</b> Replacement of front doors to meet statutory requirements for fire safety as laid out in Part B of the Buildings Regulations 2010.</p> <p>The scope of this project was expanded at G3/4 to include the replacement of all panel compartmentation surrounding the front doors, replacement of internal/external common area fire doors and internal fire escape doors to achieve compartmentation requirements.</p> <p>With the introduction of the sprinkler systems project the fire compartmentation project was temporarily put on hold, as the sprinkler installations will have a direct bearing on the scope and requirements for the fire compartmentation works.</p> <p>In the interim, we have looked at additional requirements for further detailed cost consultancy and the need to appoint a dedicated Communications Consultant to undertake resident consultations.</p>
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	<p><b>RAG Status:</b> Amber (Green at last report to Committee)</p> <p><b>Risk Status:</b> Low (Low at last report to committee)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> =</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> Increase of £57,665 (3%) since last report to Committee to cover the tendered submission and appoint a dedicated Communications Consultant.</p> <p><b>Spend to Date:</b> £34,036.32</p> <p><b>Costed Risk Provision Utilised:</b> n/a</p> <p><b>Funding Source:</b> HRA Capital Funding</p> <p><b>Slippage:</b> With the introduction of the sprinkler installations project the fire compartmentation project was temporarily deferred whilst the works for the sprinklers project were being tendered.</p>												
<b>2. Requested decisions</b>	<p><b>Next Gateway:</b> Gateway 5 - Authority to Start Work (Regular)</p> <p><b>Requested Decisions:</b></p> <ol style="list-style-type: none"> <li>1. That <b>£101,665</b> is approved to cover the remainder of Studio Partington's design fees.</li> <li>2. That an additional budget of <b>£10,000</b> is approved to cover the Communications Consultant's fees.</li> <li>3. Additional Costs are added for staff time (<b>£20,000</b>).</li> <li>4. Note the revised project budget of <b>£2,050,665</b> (excluding risk);</li> </ol> <table border="1"> <thead> <tr> <th>Item</th><th>Cost (£)</th></tr> </thead> <tbody> <tr> <td>Works</td><td>£1,856,000</td></tr> <tr> <td>Consultancy (Design Team)</td><td>£147,665</td></tr> <tr> <td>Consultancy (Communications)</td><td>£10,000</td></tr> <tr> <td>Staff Costs</td><td>£37,000</td></tr> <tr> <td><b>Total (excl. spend to date)</b></td><td><b>£2,050,665</b></td></tr> </tbody> </table>	Item	Cost (£)	Works	£1,856,000	Consultancy (Design Team)	£147,665	Consultancy (Communications)	£10,000	Staff Costs	£37,000	<b>Total (excl. spend to date)</b>	<b>£2,050,665</b>
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<b>3. Budget</b>	<p><b>Design Team:</b></p> <p>At Gateway 3/4 the estimate for the consultant's fees was £90,000 and this was based on a requirement up to Gateway 5.</p>												

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	<p>However, further consideration has been given to the nature of the works and it was felt that the appointment should be extended to cover the works delivery period, as there will be a requirement for the consultants to work alongside the contractors and provide on-going professional design advice and guidance during the works.</p> <p>The tender included provision for the contract period to cover up to RIBA stages 5-7, and for a multi-disciplinary design team to be appointed. The winning tender was submitted by Studio Partington Architects and the tendered sum was £130,165.00.</p> <p>Whilst the tender allowed for some cost advice, it didn't include a specific requirement for a Quantity Surveyor appointment as it was felt at the time that that the Design Team and City of London Officers could undertake this role.</p> <p>However, as we've investigated the requirements further it has become apparent for the need to include Quantity Surveying services to undertake a detailed cost analysis, prepare specifications for the works tender packages and evaluation of the technical and cost submissions throughout the tender process.</p> <p>The Design Team remit has been expanded to incorporate the services of a Quantity Surveyor.</p> <p>The final sum for the Design Team is £147,665 which is an increase of £17,500 (12%). However, this increase reflects the additional requirements to cover the lifespan of the project and for additional communications consultancy.</p> <p>£46,000 was approved at Gateway 3/4 and we are now seeking approval to draw down the budget of £111,665 to cover the remaining fees.</p> <p><b>Communications Consultant:</b></p> <p>At G3/4 we had not incorporated the need for a dedicated Communications consultant.</p> <p>It was initially felt that the Asset Programme Manager and Project Manager in conjunction with the Design Team (Studio Partington Architects) could undertake much of this through face to face resident consultation events, which were intended to take place at key milestones within the programme.</p> <p>However, it has quickly become apparent that expectations around the level, detail and frequency of consultations far exceeds the minimum statutory requirements and the available internal resourcing to undertake this level of work.</p> <p>The amount of internal resourcing required to meet these expectations is limited and isn't sustainable in the long term. As</p>
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	<p>such, having taken advice from colleagues in Procurement we have procured the services of a Communications Consultant (the appointment also covers the Golden Lane Windows Project).</p> <p>Working with the communications consultants we will continue to consult with City of London Planning as part of the planning requirements and develop a statement of community involvement as part of the Planning process, as well as a detailed stakeholder engagement strategy as part of the consultations.</p> <p>We are now seeking approval for £10,000 to cover their services for the Great Arthur House fire compartmentation project. Their costs for the Golden Lane Windows project is covered in a separate issues report.</p> <table><tr><th>Item</th><th>Reason</th><th>Funds/ Source of Funding</th><th>Cost (£)</th></tr><tr><td>Design Team Fees</td><td>To create cost plan</td><td>HRA</td><td>£147,665</td></tr><tr><td>Communications Consultant</td><td>To support the Major Works Team</td><td>HRA</td><td>£10,000</td></tr><tr><td>Staff Costs</td><td>To cover increased programme length</td><td>HRA</td><td>£20,000</td></tr><tr><td><b>Total</b></td><td></td><td></td><td><b>£177,665</b></td></tr></table> <p><b>Costed Risk Provision requested for this Gateway: n/a</b> (however a Risk Register has been included at Appendix 2)</p>	Item	Reason	Funds/ Source of Funding	Cost (£)	Design Team Fees	To create cost plan	HRA	£147,665	Communications Consultant	To support the Major Works Team	HRA	£10,000	Staff Costs	To cover increased programme length	HRA	£20,000	<b>Total</b>			<b>£177,665</b>
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<b>4. Issue description</b>	<p>The installation of the sprinklers and the fire suppression mean that we may not have to include such extensive measures in terms of the fire compartmentation that was previously being envisioned at Gateway 3/4. This could have an impact on the overall value of the work (decrease).</p> <p>We have been in consultation with the Design team and specialist Fire Engineers to assess how the sprinkler installations will inform the current project scope and requirements around fire compartmentation.</p>																				

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	<p>Now that the tender for the sprinklers has been completed, we are reviewing the scope of works, the programme and the associated costs going forward. These will be further defined once we have oversight of the agreed final design for the sprinkler installations.</p> <p>We are intending to programme the fire compartmentation works to follow on from the sprinkler installations which for Great Arthur House are currently expected to complete at the end of May 2022. This is considered to be the best approach for two main reasons.</p> <p>Firstly, the installation and final design of sprinkler systems will have a direct bearing on the scope and requirements of the fire compartmentation works.</p> <p>Secondly, considering the nature of the works the best approach would be for the Sprinkler Installations to be undertaken first and for the compartmentation works to follow. This will avoid the need for rework to the fire compartmentation works, as the sprinkler installations may require drilling through areas already addressed under the fire compartmentation works.</p> <p>1. Design Team Fees (including provision to incorporate communications consultancy services): £101,665  2. Communications Consultant Fees: £10,000  3. Staff Costs £20,000</p>
<b>5. Options</b>	Not applicable.

## **Appendices**

<b>Appendix 1</b>	Project Cover Sheet
<b>Appendix 2</b>	Risk Register

## **Contact**

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