

Committees: Planning & Transportation Committee Operational Property & Projects Sub-Committee	Dates: 07 March 2023 17 April 2023
Subject: London Wall Car Park Joints and Waterproofing Unique Project Identifier: 12002	Gateway 3/4 Regular Issue Report
Report of: Executive Director Environment Report Author: Mark Bailey	For Decision
<h1 style="margin: 0;">PUBLIC</h1>	

1. Status update	<ul style="list-style-type: none"> • <i>A Gateway 3/4 report was approved by Planning & Transportation Committee (P&T) on 19 July 2022 but not taken by Operational Property and Projects Sub-Committee (OPPC) at the meeting of 20 July 2022.</i> • <i>The Capital Review subsequently confirmed this project should continue to proceed.</i> • <i>This issues report seeks (re)approval at Gateway 3/4 for the required financial values dictated by the review allowing for predicted inflationary risks</i> • <i>As seen by only the spending committee – and in the interests of clarity and consistency – the previous G3/4 report is left in its original form and referenced by this issues report.</i> <p>Project Description:</p> <p>To carry out essential waterproofing and repair works to the highway structure, in order to maintain structural integrity, utility and asset value. These comprise:-</p> <ol style="list-style-type: none"> 1) Re-waterproofing the remaining areas of structure that were beyond the scope of the London Wall Place development highway improvement works (s278) in 2017.
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	<p>2) Replacing structural expansion joints to the structure.</p> <p>3) Concrete repairs to internal surfaces where existing concrete has spalled and exposed corroding reinforcement.</p> <p>RAG Status: Amber (Green at last report to Committee)</p> <p>Risk Status: Low (Low at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £ 2,384,000 (including risk £2,624,000)</p> <p>Change in Total Estimated Cost of Project (excluding risk): Increase of £384,000 on the £2 Million reported to Committee at G1/2 excluding risk, although reporting a further potential Costed Risk Provision of £240,000 at Gateway 5.</p> <p>Spend to Date: £12,000 (staff costs and fees).</p> <p>Costed Risk Provision Utilised: n/a</p> <p>Slippage: The Gateway 3/4 report was brought to committees in July 2022 and approved by P&T. However, papers were not taken by OPPC. A review of all Capital projects was then instigated due to inflation risks. As a result, a slippage of 9 months from July 2022 to April 2023 (OPPC) has now resulted, with works expected to commence during the summer of 2024</p> <p>Funding: Central funding from the On-Street Parking Reserve was agreed in principle via the 2020/21 capital bids of £2m. Release of this funding will be subject to the further approval of the Resource Allocation Sub-Committee.</p> <p>Following the conclusion of the Capital Review, agreement was given by RASC on 9th November 2022 that this project could resume with an agreed forecast estimate of £2.384m. There is currently suitable provision within the On-Street Parking Reserve to increase this to the newly forecast estimated cost of the project (including risk) of £2,624,000 detailed above.</p>
<p>2. Requested decisions</p>	<p>Next Gateway: Gateway 5 – Authority to Start Work (Regular)</p> <p>Requested Decisions:</p> <p>In the interests of clarity, the numbering (1 to 7) of the original “Requested Decisions”, as approved by P&T in July 2022, is retained (and amended below, where indicated). Only the financial values for decisions 3,4 and 6 are amended, following the Capital Review, as shown in bold type.</p> <p>A. Operational Property and Projects Sub-Committee (only):</p> <p>1. That additional budget of £ 129,000 is approved at</p>

	<p>Gateway 3/4 for staff costs, fees and investigations, as Table 1 below, in order to reach the next Gateway;</p> <ol style="list-style-type: none"> 2. Note the revised project budget at Gateway 3/4 of £ 141,000 (excluding risk) up to Gateway 5, including for costs expended prior to Gateway 3/4; 3. (Amended below); 4. (Amended below); 5. That a Costed Risk Provision of £25,000 is approved at this stage (up to Gateway 5) to cover unforeseen conditions during further investigations, to be drawn down via delegation to the Assistant Director Engineering. 6. (Amended below) 7. That Option 3 is approved (implementation of waterproofing, expansion joint replacement and internal structural concrete repairs) <p>B. Operational Property and Projects Sub-Committee <u>and</u> Planning & Transportation Committee:</p> <ol style="list-style-type: none"> 3. Note the total estimated cost of the project at £2,384,000 (excluding risk); 4. That delegated authority is given to Chief Officer to appoint the successful contractor at Gateway 5 and to instruct the Comptroller and City Solicitor to enter into contract, subject to tendered works costs remaining within the £2,200,000 estimate provided by this report (or to instruct under the new highways term contract subject to satisfactory agreement of costs and the same proviso). 6. That a total Costed Risk Provision of £240,000 is approved for use following Gateway 5, subject to tender costs remaining within budget, for expenditure against identified sums from the project risk registers against specified risks at the construction stage and to be drawn down to the Assistant Director Engineering.
<p>3. Budget</p>	<p><u>Table 1: Further funding required to reach Gateway 5, for recommended option 3</u> (i.e. additional to funding approved at Gateway 1/2)</p> <p><i>Changes in financial values from the G3/4 report submitted to committee in July 2022 are indicated in bold type below</i></p>

	Item	Reason	Funds/ Source of Funding	Cost (£)
	Staff costs	Project Management	City Fund On-Street Parking Reserve	14,000
	Consultant fees	Detailed design and contract preparation		30,000
	Investigations	Expansion joints and concrete repairs		75,000
	Statutory approvals / consultation	Approvals required for road and working space		10,000
	Total			
	<ul style="list-style-type: none"> • All cost estimates are based on recent similar projects and Gateway 6 Outcome Reports. • Please refer to Appendix 4 for breakdown of Total Estimated Project Costs <p>Costed Risk Provision requested for this Gateway: £25,000 is required at G3/4, related to unforeseen risks during further investigations. We currently envisage a further £215,000 to be required at G5, related to construction stage risks, making £240,000 in total (as section 2 <i>Requested Decisions</i>). However, this will be reviewed at G5 when investigations, design and tender costs are confirmed. All CRP is to be sourced from the same fund as shown in Table 1 above.</p>			
<p>4. Issue description</p>	<ul style="list-style-type: none"> • A Gateway 3/4 report was approved by Planning & Transportation Committee (P&T) on 19 July 2022 but not taken by Operational Property and Projects Sub-Committee (OPPC) at the meeting of 20 July 2022. • The Capital Review subsequently confirmed this project should continue to proceed (please see “Funding” under section 1) 			

	<ul style="list-style-type: none"> • This issues report seeks (re)approval at Gateway 3/4 for the required financial values dictated by the review allowing for predicted inflationary risks • As seen by only the spending committee – and in the interests of clarity and consistency – the previous G3/4 report is left in its original form and referenced by this issues report.
5. Options	<p><i>Please refer to referenced Gateway 3/4 report for full background and discussion.</i></p> <p>There are no changes from the Gateway 3/4 report in recommending Option 3 from the following:-</p> <ol style="list-style-type: none"> 1) “Do nothing” option, other than monitoring the condition and deterioration of the structure in the two-yearly highway structures inspection programme, carrying out reactive maintenance when necessary. 2) Design and implement re-waterproofing and expansion joint replacement works (but limited to those areas which were not already subject to s278 replacement works in 2017). This would be achieved by full exposure to the deck level in these areas but would exclude any internal structural concrete repairs. 3) As option 2) but including all internal structural concrete repairs within the car park.

Appendices

Appendix 1	Project Coversheet
Appendix 2	Risk Register (for recommended option)
Appendix 3	Revised Financial Summary (for recommended option)

References

- *London Wall Car Park Joints and Waterproofing, Gateway 3/4 Report, as approved and minuted by Planning & Transportation Committee 19 July 2022 as Agenda Item 9 ([Public Pack](#))[Agenda Document for Planning and Transportation Committee, 19/07/2022 10:30 \(cityoflondon.gov.uk\)](#)*

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