

Finance and Resources Committee – 24 April 2008

Update on Phase 1 of Refurbishment of 22-26 Stannary Street

Executive summary and recommendations

Introduction

Decision

The Council/Committee is requested to note the document. No decision is required.

Background information

The attached report prepared by Richard Turner, Client Representative for the project is based on his observations and attendance at Site Progress meetings.

Resource implications

Nil

Financial implications

Nil

Appendices

Appendix One – Progress report on the project prepared by Richard Turner of Stiles Harold Williams

Date of paper

4 March 2008

Date	Ver.	Dept/Cmte	Doc Type	Title	Status	Int. Aud.
2008-03-04	a	OFS	PPR	Paper for Finance and Resources Committee 24 March 2008	Final DD: None	Public RD: None

REPORT

On

**22 – 26 STANNARY STREET
LONDON SE11**

For and on behalf of

THE HEALTH PROFESSIONS COUNCIL

RJT/rme/CN06080015

Issue Date: 10th April 2008

**STILES HAROLD WILLIAMS
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1.0 FINANCIAL STATUS

1.1 The project is for a contract sum with CFC Group Ltd of £1,240,000.00 plus VAT.

1.2 The current valuation dated 18th March 2008 is summarised as follows:

Gross Valuation	£797,000.00
<u>Less retention @ 5%</u> (on £769,000)	<u>£38,450.00</u>
	£758,550.00
<u>Less previous Valuation</u>	<u>£623,850.00</u>
Valuation No 8	£134,700.00

1.3. The current valuation includes an on account without prejudice payment of £28,000 for the prolongation in connection with the extension of time to the 17th March 2008.

1.4. No updated information is presently available on the cost of variations. As previously reported this currently stands at £138,482 (as at 20th February 2008) and is currently contained within the contract contingency (£236,075.00). Significant variations (in excess of £2,500.00) are:

• Change to glass balustrade to staircase	£8,291.00
• Alterations to dustbin room	£8,000.00
• Alterations to coffee points	£5,000.00
• Raising side roof parapet wall	£4,359.00
• Temporary fire stopping	£3,300.00
• Alterations to 1 st floor ceiling bulkhead	£3,000.00
• Revised roof light detail	£3,000.00
• Slate plinths to Stannary Street elevation	£4,500.00
• Revisions to 1 st floor terrace screening	£3,400.00
• Provision of Building Management System (BMS)	£36,647.00

1.5. There have been no further extensions of time granted by the architect to the contractor and these remain as:

Delay to ground work – 5 days

Delay to utilities and stair balustrade – 6 weeks and 3 days

Late drainage connections, delayed installation of electricity meter and design changes/architects instructions - 3 weeks and 3 days.

The contractor had originally applied for 2 weeks, 10 weeks and 5 weeks respectively.

- 1.6. As the contract has been delayed beyond the current extension date granted, the contractor may be subject to the application of damages under the contract which are levied at £7,500 per week (not £5,000 as previously reported) and has been advised accordingly.
- 1.7. The quantity surveyors have indicated on the evidence of the currently available information that it is realistic to expect that the final cost of the project is likely to be within the approved budget. This is subject to ongoing discussions between the contractor and quantity surveyors.

2.0 SPECIFICATION

- 2.1 Contract instructions have been issued Nos 1 – 45. As previously reported the most significant change has been the introduction of the Building Management System. Works to the to the 20 Stannary Street façade have been omitted from the contract.

3.0 QUALITY

- 3.1 From our cursory inspections and discussions with the architect there are no significant quality issues and despite both time and physical constraints the contractor continues to achieve required standards.

4.0 PROGRAMME

- 4.1 The programme is for a contract period of 22 weeks duration which commenced on the 23rd July 2007.
- 4.2 Current progress (as at 9th April 2008) can be summarised as follows:

- Roof works substantially completed.
- Window installation completed.
- Staircase cast.
- Floor screed completed.
- Dry lining to walls and ceilings.
- Utility connections completed.
- Partitions completed.
- Raised floor installation completed.
- Commissioning of services installations in progress.
- 1st floor carpeted.
- Decorations substantially completed.

4.3 The extensions of time granted have extended the contract to 17th March 2008 although the contractor is working to an overall completion date of the 11th April with the building being occupied and fully operational on Monday, 14th April. Furniture is presently being installed to the 1st floor.

4.4 It should be noted that the final commissioning of the boilers/air conditioning will not be completed until the 16th April but this should not effect occupancy. Also the existing ground floor link will need to be addressed over the next two weekends as the council chamber will be in constant use. It is expected that there will be minor finishing and snagging works to address after occupation.

5.0 STATUTORY APPROVALS

5.1 TOWN PLANNING

5.1.1 No change from previous reports. Approval from the Planning Authority has been received to allow clear glazing to all but the courtyard elevation first floor windows and requires the planter screens to be erected prior to occupation.

5.2 BUILDING REGULATIONS

5.2.1 No change from previous report. Approval has been obtained and there are no outstanding issues. The Building Control Officer is inspecting the work in progress and a Completion Certificate will be issued when concluded.

6.0 HEALTH & SAFETY

6.1 The contractors have advised that there have been no reportable incidents or accidents since our last report.

6.2 The Health & Safety Plan has been issued and ongoing risk assessments are being carried out and issued to the Planning Co-ordinator for inclusion in the Health and Safety Plan.

7.0 ADJOINING OWNERS

7.1 There have been no further noise issues with the residents arising from 'out of hours' working.

8.0 SUMMARY

8.1 Presently the project is expected to be substantially concluded by the 14th April 2008 although it is anticipated that there will be minor finishes and snagging to address. Quality continues to be maintained. With some caution it is encouraging to note the quantity surveyors optimism that completion within budget is attainable.

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10th April 2008