

Finance and Resources Committee 20 November 2007

22-26 Stannary Street: Progress report

Executive summary and recommendations

Introduction

A progress report from Stiles Harold Williams on the renovation of 22-26 Stannary Street is attached.

Decision

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

Background information

Please see plans approved by the Committee at its meeting on 21 March 2007.

Resource implications

None

Financial implications

None

Appendices

Report from Stiles Harold Williams

Date of paper

7 November 2007

Date	Ver.	Dept/Cmte	Doc Type	Title	Status	Int. Aud.
2007-11-07	a	F&R	PPR	Executive summary 22-26 Stannary Street progress report Finance and Resources Committee 20 November 2007	Final DD: None	Public RD: None



69 Park Lane, Croydon, CR0 1BY
T: 020 8662 2700
F: 020 8662 2701
E: rturner@shw.co.uk

S Hall Esq
Health Professions Council
Park House, 184 Kennington Park Road
London SE11 4BU

Date: 07 November 2007

Our Ref: RJT/CN06080015

Dear Steve

RE: 22-26 STANNARY STREET, LONDON, SE11

I enclose for your attention two copies of my Report which I trust you will find in order.

Kind regards.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'RJT', with a long, sweeping horizontal stroke extending to the right.

**Richard J Turner BSc MRICS
Director**

M: 07740 449381
DD: 020 8662 2702

Enc



REPORT

On

**22 – 26 STANNARY STREET
LONDON SE11**

**For and on behalf of
THE HEALTH PROFESSIONS COUNCIL**

RJT/rme/CN06080015

Issue Date: 07 November 2007

**STILES HAROLD WILLIAMS
BUILDING CONSULTANCY
69 PARK LANE
CROYDON
SURREY CR0 1BY**



CONTENTS	Page No
1.0 Financial Status	1
2.0 Specification	1
3.0 Quality	2
4.0 Programme	2- 3
5.0 Statutory Approvals	3
5.1 Town Planning	3
5.2 Building Regulations	3
6.0 Health & Safety	4
7.0 Adjoining Owners	4
8.0 Summary	4

1.0 FINANCIAL STATUS

1.1 The project is for a contract sum with CFC Group Ltd of £1,240,000.00 plus VAT.(errata - previously reported contract sum incorrect)

1.2 The current valuation dated 25th October 2007 is summarised as follows:

Gross Valuation	£159,000.00
<u>Less retention @ 5%</u>	<u>£7,950.00</u>
	£151,050.00
<u>Less previous Valuation</u>	<u>£110,200.00</u>
Valuation No 3	£40,850.00

1.3. The estimated cost of variations to the contract is £45,484.00 (as at 18th October 2007) 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 point - £5,000.00
- Raising side roof parapet wall - £4,359.00

1.4 The contractor is currently indicating that the works will have incurred a delay in the order of 12 weeks (see 4.0 Programme) although the architect has yet to award the contractor any justified extensions of time. If a scenario is taken on the basis that the contractor is entitled to the full period of delay the project would incur additional preliminary costs circa £38,400.00. Further costs may similarly be incurred for any out of sequence working and disruption that the delay may create although there is no information presently available to indicate what, if any, these costs may be. Presently, if the occasion arises, the additional preliminary costs can be contained within the contract contingency. If it is determined that the delays are of the contractors making then the application of liquidated and ascertained damages may be applied under the contract provisions.

2.0 SPECIFICATION

2.1 Contract instructions have been issued Nos 1 – 18 upto the current valuation and subsequently Nos 19 – 23. The most recent significant change has been that the existing render to the Stannary Street elevation has proven too difficult to remove without damaging the brickwork behind. The architect has therefore produced a scope of repairs to the existing render as an alternative solution.

3.0 QUALITY

- 3.1 From our cursory inspection we have no adverse comment to make on the quality of work to date. Care will need to be taken by the project team to ensure quality is maintained particularly in considering alternative specifications and ensuring workmanship is not compromised in endeavouring to accommodate programme changes.(see 4.0 Programme)

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 24th October 2007) can be summarised as follows:
- Removal of roof coverings and preparation for new in progress,
 - Raising of front parapet completed.
 - First floor parapet raised.
 - Investigations to establish scope of repairs to frontage of no 20 substantially progressed.
 - Internal demolitions including linking openings completed.
 - Foundation and column strengthening completed.
 - Below ground drainage installed.
 - Ground floor cast and installation of damp-proof membrane in progress.
 - Ceilings commenced to first floor.
- 4.2 Since the last report the contract is incurring delays which will impact on the completion date of 21st December 2007. Currently the "worst case" estimated by the contractor is in the order of 12 weeks which would give a revised completion date of the 10th March 2008. The delays are presently under assessment but the causation may be attributable as follows:
- Notwithstanding pre contract intrusive investigations to reduce the risk, obstructions in the form of reinforced concrete ground beams have been encountered below ground requiring reconfiguration of drainage and electrical supply entry.
 - Whilst HPC have fulfilled their responsibility to place the orders with the utility companies in good time there has been subsequent late notification by the utilities to

the contractor (who is responsible for liason) for their installation dates and requirements for the provision of services. In particular the gas supply will require the scaffold to be removed to facilitate the installation and put back on completion

- Protracted approval process for elements of construction prior to manufacture in particular finalisation of the window design resulting in loss of the manufacturers production date and which is also subject to a lengthy fabrication period.
- Constrained and possibly unrealistic programming by the contractor to enable the proper application of resources at the appropriate times.

With regard to the above the architect is currently addressing a request for an extension of time in respect of the below ground obstructions which is justifiable and a period of 7 days is being considered. Provided that the contractor can demonstrate that they have acted diligently, any resultant delay by the utilities is likely not to be their contractual responsibility. The other points noted would appear to lie with the contractor.

4.3 Measures have been and are being taken to address the above in particular:

- Rationalisation of the approval process between architect and contractor.
- Detailed reprogramming by contractor
- Review of contractors programming by project planning consultants
- Consideration of alternative specifications for certain elements of construction that may assist in accelerating availability and installation.

4.4 It should be noted that the windows are a specialist item for which there are few suitable manufacturers. As a consequence the project is committed to one particular manufacturer and the conditions they dictate.

5.0 STATUTORY APPROVALS

5.1 TOWN PLANNING

5.1.1 Approval from the planning authority has been received to allow clear glazing to all but the court yard elevation first floor window and the planted screen is 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.

6.0 HEALTH & SAFETY

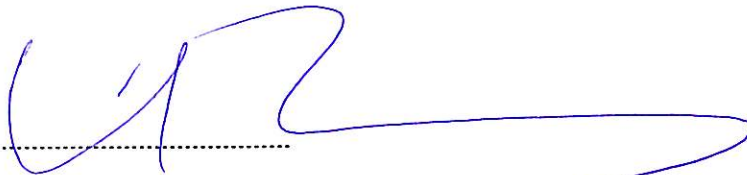
- 6.1 The contractor has reported that there have been no reportable incidents or accidents.
- 6.2 The Health & Safety Plan has been issued and ongoing risk assessments are being carried out and issued to the Planning Co-ordinator for inclusion in the Health and Safety Plan.

7.0 ADJOINING OWNERS

- 7.1 All agreements to facilitate the project with the adjoining owners are in place.

8.0 SUMMARY

- 8.1 Although measures are being implemented to mitigate any further delay it is clear however that there will be an irretrievable delay to the contract completion date which based on the contractors present assessment would indicate completion moving out to on or about 10th March 2008 . Whilst the delay is disapointing and undoubtably inconvenient despite this set back the project is presently targeted to be completed within budget. The project team will need to be vigilant to ensure that the completion of remainder of the project can be realistically achieved and to ensure that quality standards are not compromised in any attempt to accelerate the works to make up lost time.



**Richard J Turner BSc MRICS
DIRECTOR – BUILDING CONSULTANCY**

E: rturner@shw.co.uk
T: 020 8662 2702
M: 07740 449 381

07 November 2007