



Belfast City Council

Report to:	Strategic Policy & Resources Committee
Subject:	City Hall Major Works Update
Date:	24 October 2008
Reporting Officer:	Gerry Millar, Director of Improvement
Contact Officer:	Michael Stanley, Project Manager

Relevant Background Information

A previous update on the City Hall contract was presented to Committee on 20 June 2008 and as agreed this is the third quarterly update.

1. Project Information:

Project Start Date: 19th November 2007

Contract Period: Phase 1 Completion Date – 52 weeks (19th November 2008) – on target
Phase 2 Completion Date – 90 weeks (10th August 2009) – on target

Project Budget: £11.9 million

Main Contractor: Graham Construction

Progress to Date:

- Asbestos removal/encapsulation work is now complete
- Re-roofing work is 95% complete and currently running ahead of programme
- Electrical strip out is complete and the first fix is in progress
- Strip out of radiators, sprinkler system, heating pipework and boilers is complete and the first fix is ahead of programme
- Plaster repairs have commenced and are on programme
- Redecoration of the Council Chamber and Rotunda area are almost complete
- Refurbishment of chandeliers is in progress and chandeliers are now refitted

- Phase 1 of the Contract regarding main Civic Rooms is due for completion on 19 November 2008

The project is currently on programme and a simplified version of the construction programme is attached at Appendix 1 for information.

Variations:

Members will be aware that the biggest risk to the budget and programme of any project is that of 'changing your mind' – hence it is vital that Committee exercises very strict control over any proposed variations to the specification over and above those that occur through unforeseen circumstances.

Variations approved to date include:

- Removal of all racking in the basement - £16,500 (funded by Facilities Management)
- Relocation of the Emergency Room from the basement to the second floor - £350,000 (funded by Health and Environmental Services Department)
- Replacement of the lightning protection system which does not comply with current standards
- Decoration of all internal window frames
- Repairs to stained glass windows at high level in the Rotunda
- Replacement of pigeon netting/wiring
- Upgrade of the sound system in the three function rooms
- Re-covering bench seats in council chamber
- Refurbishment of gas lights

All at an estimated cost of £337,000
(Funded by Facilities Management and Corporate Services)

- Creation of exhibition space (funded from contingency budget)

There are no further budget or programme impacts from these variations.

Financial Matters:

The project is currently within budget.

Resource Implications

The anticipated project expenditure is £12,541,500 for the Major Works contract, based on the accepted tender and approved variations.

Recommendations

It is recommended that the Committee notes this report and consider if a site visit would be useful post 19 November 2008 completion of phase 1.

Key to Abbreviations

N/A

Documents Attached

Appendix 1 – Updated Programme

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