



# **THANET DISTRICT COUNCIL**

## **Dreamland Phase 1**

### **Employer's Agent Progress Report Nr. 2**

Reporting Period 19 January – 02 February 2015

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## APPENDICES

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## 1. INTRODUCTION

This report has been prepared by Gardiner & Theobald LLP (G&T) in its role as Employer's Agent for Dreamland Phase 1 works. The report comprises a bi-monthly summary and status of the main contract works.

This is the second bi-monthly report. The reporting period is between 19 January to 02 February 2015.

The intended recipients of this report are Thanet District Council, The Heritage Lottery Fund as well as the Operator Sans Heritage Limited.

## 2. PROGRESS AND PROGRAMME

### 2.1 Dreamland Phase 1 (Coombs) Contract Status

Following the issue of a Letter of Intent on 20 October, a JCT Design and Build contract was subsequently executed by both parties TDC on 23 December 2015. It is noted that there are no separable portions within the contract.

The following is a summary of key dates;

LOI issued;	20 October 2014
Contract executed	23 December 2014
Contract duration;	30 Weeks from Date of Possession
Date of site possession;	10 November 2014
Date for practical Completion;	7 June 2015
EOT's approved;	0
EOT's pending;	0
EOT's anticipated;	10 weeks
Revised date for practical completion;	7 June 2015 (nett of anticipated EOT's)

#### 2.1.1 Meeting held 28.1.2015

A meeting with held on 28.1.2015 between TDC, G&T and Coombs to discuss allowing early access in order for the operator to commence fit out of the areas that are being delivered as 'cold shell'.

Subsequent to this meeting, Coombs have submitted a programme to propose how these areas will achieve these dates. The programmes are currently under assessment.

### 2.2 Works Complete (during reporting period)

Works complete in reporting period as per Clerk of Works report;

<b>Zone 1</b>	Demolition 80% complete.
	Brick infills and stabilisation works 95% complete
	Revised programme submitted 02/02/15
<b>Zone 2</b>	Strip out 100%
<b>Zone 3</b>	Strip out 100%
	Multi-use space BOH blockwork 90% complete
	Multi –use space pillar plaster mouldings in manufacture
<b>Zone 4</b>	Strip out 100%
	Asbestos removal 50% complete
	New block wall concrete plinth complete. Blockwork wall undergoing
	Clearing of areas BOH areas for Operator fit out

<b>Zone 5</b>	Vegetation stripped out and cut back.
	Planning submission on TDC behalf
<b>Zone 6</b>	HV distribution/substation has been instructed
	Design underway for services and duct runs

## 2.2 Extensions of Time

The following Notices of Delay have been submitted by Coombs:

<b>NOD#</b>	<b>Date</b>	<b>Relevant Event Cited</b>	<b>Status/ Comment</b>
1.	24/10/14	- Delay in access to the site.	
2.	31/10/14	- No instruction relating to provisional sums.	
3.	31/10/14	- No instruction relating to clarification of ER's.	Information requests responded to, nothing requested affecting critical path, no extension of time to be granted.
4.	22/01/15	- No increase of scope relating to letter of intent.	Scope increased to include gutter works to blue shed. Noting cited affecting critical path, no extension of time to be granted.
5.	22/01/15	<ul style="list-style-type: none"> <li>- No instruction to expend provisional sum, landscaping.</li> <li>- No instruction to expend provisional sum relating to new electricity and substation.</li> <li>- No instruction to expend provisional sum elec distribution across park.</li> <li>- No instruction to expend the provisional sum; refuge call system etc.</li> <li>- No instruction to expend the provisional sum – remedial works to existing drainage.</li> <li>- No instruction to expend the provisional sum – permanent pigeon netting and pest control.</li> <li>- No instruction to expend provisional sum – make good and clear well.</li> <li>- No instruction to expend provisional sum – stairs to stage.</li> <li>- No instruction to expend provisional sum – health and safety signage.</li> <li>- No instruction to expend provisional sum Vinyl Graphics.</li> </ul>	Under review. It is noted that provisional sum works not included within contractors programme. Any extension of programme to be dealt with in provisional sum assessment. Refer section 6.2.

		<ul style="list-style-type: none"> <li>- No instruction to expend provisional sum Replica Turnstiles.</li> </ul>	
6.	22/01/15	<p>Information requests;</p> <ul style="list-style-type: none"> <li>- Directional signage to park complex.</li> <li>- Finishes and colour schedule for events space &amp; cubicles.</li> <li>- Access matters appraisal.</li> <li>- External toilet blocks</li> <li>- Ballroom mechanical work.</li> <li>- Mains water supply</li> <li>- Pin-ball parlour re-direction of containment.</li> <li>- Kitchen design loads.</li> <li>- Lighting design to External Park.</li> <li>- 'Greyed out areas'</li> <li>- Confirm electrical requirements of the ballroom.</li> <li>- Intumescent paint to steels – ballroom undercroft.</li> <li>- Toilet space ceiling.</li> <li>- Incoming electrical supply.</li> <li>- Electrical mains panel for scenic railway.</li> <li>- DWG format drawings.</li> <li>- Mechanical information.</li> <li>- Intruder, refuge and fibre installations.</li> <li>- Accessories and switching requirements.</li> <li>- Furniture and equipment layouts.</li> <li>- Blue sheds facia work.</li> </ul>	Under review. Information requests responded to, none of the work cited are anticipated to affect critical path activities.

It is noted however that an extension of time relating to delay around the ballroom structure is expected. Coombs are reporting that this delay is anticipated at 13 weeks. This is denoted in their updated programme submitted 2<sup>nd</sup> February 2015, currently under review.

### Anticipated Delay: Ballroom Structure

The anticipated delay with the Ballroom structure is yet to be confirmed. An assessment of the delay is currently being undertaken.

### 2.3 CDMC Status

No reports have been made in the reporting period.

### 3. DESIGN SUBMISSIONS

#### 3.1 EH Submissions

Please refer to section 4.0.

#### 3.2 Design Submissions

Coombs submitted a draft information release schedule on 11 December 2014. Comments were subsequently returned on 19 December 2014 as it was deemed to be inadequate. A revised form is yet to be issued.

The following has been submitted;

No.	Design Issued	Comments	Status/ Action
1	Front Doors for EH	Approved for Submission to EH	Approved by EH. Awaiting manufacturer's drawings.
2	Multi-Space Doors for EH	Operator has approved	Submitted to EH for approval.
3	Sketch Design Mechanical Multi-Space	Comments issued to Coombs.	Coombs to update CAD proposal and submit.
4	Sketch Design Skylight	Coombs to submit to EH.	Operator confirmed option to incorporate steel within design.
5	Glass blocks	Approved for submission to EH	Waiting on approval from EH/planning
6	Lower ground floor GA	-	Operator approved.

Following meetings held between the operator's design team and Coombs, an updated design release schedule has been requested and is expected within the next reporting period.

### 4. LOCAL, STATUTORY & OTHER CONSENTS

#### 4.1 English Heritage

##### 4.1.1 Listed Building Consent Approval Items

The following conditions are included within the English Heritage, listed building consent;

1. The works to which the consent relates shall be begun not later than the expirations of three years beginning with the date on which this permission is granted

**Status:** NA

2. No works shall take place until a schedule of works has been submitted to and approved in writing by the Local Planning Authority, to include a methodology for all works subject of this consent, together with a phasing plan for implementation of this consent. The works shall be carried out in full in accordance with such details.

**Status:** Approval for this condition was obtained for TDC on 1 December 2014.

3. Prior to the commencement of each phase of works as agreed within condition 2, details of the following works shall be submitted to and approved in writing by the Local Planning Authority;

<b>Entrance Mall (including retail units, kiosk area and events space in the former Popular Café);</b>	<b>Status</b>
Drawings at a scale of 1:10 or 1:5 of internal and external shop fronts;	Approval received
Doors, internal glazing and shutters, including large-scale cross sections at full or 1:2 scale and details of materials to be used;	Multi-use space doors submitted. Coombs to submit drawings for retail shutters.
Constructional drawings at a scale of 1:5 for the glazed lantern;	Adjusted proposal accepted by operator. Coombs to submit to EH.

<b>Ballroom</b>	<b>Status</b>
Structural design for the inserted floor structure;	Submitted on the planning portal 15/01/15
Structural details for the roof structure, including how existing trusses will be retained and reinforced as necessary;	Submitted on the planning portal 15/01/15
Drawings at a scale of 1:10 or 1:5 of internal of doors and internal glazing, including large-scale cross sections at full or 1:2 scale and details of materials and finishes to be used	Coombs to confirm details.
Samples of external cladding material	Material agreed as milled silver finish and has been approved by planning.
Details of materials and finishes to be used in the infilling of existing door and window openings	CB to confirm when materials will be submitted.

<b>Former Garden Café (including the pinball parlour and proposed services at its NE corner)</b>	<b>Status</b>
Details of any repairs to the "tin ceiling";	NA for the contract works.
Drawings at a scale of 1:5 or 1:10 of new doors and windows;	Drawing to be issued 23/1/2015 for comment. Item outstanding
Drawings at a scale of 1:5 of any glazed screens or partitions	Drawing to be issued 19/01/2015 for comment. Item outstanding

<b>External Works</b>	<b>Status</b>
Samples of external facing materials (including roofing and rainwater goods) and surface finishes (including colours);	As per above.
Security fencing and any permanent site screening;	Operator to confirm.
Drawings at a scale of 1:10 or 1:5 of external doors, windows, shutters and entrance screens, including large-scale cross sections at full or 1:2 scale and details of materials and finishes to be used;	As per above.
Details of any external signage and lighting.	Operator to confirm.

- No works authorised by this consent shall take place until the making of a detailed record has been undertaken by a person or body approved by the Local Planning Authority and that programme shall accord with a written scheme that has first been submitted to and approved in writing by the Local Planning Authority.

**Status:** The above condition was partially discharged on 1<sup>st</sup> December as part of conditions 2. The condition was subsequently fully discharged on 15 December 2014.

## 4.2 Further items that are anticipated to required approval;

### 4.2.1 Menagerie Cages

A revised scope of works was submitted to EH on 10 December 2014. EH clarified that not all repairs are excluded from the need for listed building consent - repairs do still require consent where "the character of the listed building would be affected". The following works have been approved to proceed without consent: clearing of vegetation, removal of weeds, trees and stumps and temporary propping.

Works that constitute restoration, such as "rebuilding walls, parapets and crenulations and the reinstatement of the cage bars" would all require listed building consent according to EH.

A meeting was held on 14<sup>th</sup> January and EH confirmed that a listed building application is required. G&T confirmed that this is part of Coombs contract obligations. Coombs are to confirm when they will be submitting an application as part of their revised programme.

### 4.2.2 Operator Change

It is understood that all changes being undertaking by the operator (including the change to the water tank door) are being dealt with directly with English Heritage and TDC. This is to include any alterations to the external works.

## 5. CHANGE CONTROL

### 5.1 Operator Change Request Forms

The following is a status of operator change requests issued;

CCF#	CCF Description	Status/ Comment
1	Scenic Railway	NA
2	Omission of blue sheds	Instructed (EAI 06). Awaiting VQ. It is noted however that we await services mark ups from the operator to scope the requirements for the space.
3	Orientation of café;  Provision of Gas Supply to Cinema Undercroft Café Kitchen (Concession Space 2) <b>On hold awaiting operator to confirm capacity if required.</b>  Re-orientate Kitchen & Servery to the East wall of the Café to connect the BoH areas to the kitchen.	SS by CCF 23 instructing the general layout to include servery and kitchen
4	Provision of staircase and lift	SS by CCF 10A
5a	Reconfigure multipurpose BoH	Instruction (EAI 07) issued for Coombs to proceed
6	Omit double doors to the multi-purpose space	SS by CCF 5a.
7	Replace cloaks with store to multi-purpose space	SS by CCF 5a.
8	Comfort cooling to multi-purpose space	Not proceeding. Works as



		per contract documentation.
9	Re-configure finishing kitchen	SS by 10a
10a	Re-configure toilets and undercroft and omit turnstiles.	SS by CCF 23
11a	Omit partition to retail space and change doors to multi-space & modify sliding screen.	Omission of partitions instructed. Awaiting roller shutter details and costing from CB.
12	Flat floor to ballroom.	Operator confirmed that this is not proceeding.
13	Park Electrical Distribution	Awaiting the operators brief so that DD can commence.
14	Omit Pinball Parlour Walls	Works instructed (EAI 09). Awaiting VQ.
15	Relocate Switch Room and Tank	Works instructed (EAI 011)
16	Floor build ups	Works instructed to proceed as per RH mark-up. Noted that RL of existing retail floor is higher than requested.
17	Blockwork wall in the Blue Shed	Instruction (EAI 15) issued for Coombs to proceed.
18	Infrastructure for the roller diner and toilet	Currently agreeing scope and will issue pending Instruction (EAI 17).
19		
20	Ballroom cladding colour	EH/TDC agreed and Instruction (EAI 16) issued
21	No submitted.	
22	Not	
23	Revised general layout (30/1/15)	Operator confirmed that changes to GA had been submitted to planning by them.

## 5.2 Anticipated operator Change Requests

The following have been requested by the operator informally however we are still awaiting change requests;

### 5.2.1 Block work walls

The operator has requested that all internal lightweight stud partitions be built in blockworks.

### 5.2.2 Power to the ballroom

The operator has requested a significant increase to the power requirements of the ballroom than was included within the ER's. This has had a knock on effect to the infrastructure both internal and external to the site.

### 5.2.3 Removal of existing material within the blue sheds;

The operator has requested that material within areas outside of Coomb's contract be removed.

#### 5.2.4 Issue of RH drawing P007

On 23rd December 2014, the operator issued, direct to the contractor. There are many changes to the ER's which have not been formally requested including;

- Added rooms to the BoH retail
- Added areas within the existing building outside of Coombs contract scope
- New retail demise within the blue shed
- Altered kitchen layout

It should be noted that the plan was not issued with any services documentation or specification, nor delineation of what will be undertaken as part of the operators fit out.

A workshop was held between Coombs and the operators design team to clarify the lack of scope issued with the plan. It was apparent that the operators design team had not reviewed the employers requirements in the contract. G&T re-issued the documentation direct for their review. Nil comment has been received.

## 6. COMMERCIAL MATTERS

### 6.1 Summary

Contract Sum (including provisional sums);	£4,927,346
Provisional Sums;	£824,000
Approved Provisional Sum Adjustments;	£1,830
Variations Approved(including prov sum adjustments)	£4,280
Variations Anticipated;	TBA
Claimed to date;	£404,682
Paid to date;	£401,224

### 6.2 Provisional Sums

<b>Landscaping and External Works</b>	<b>£300,000</b>
Status	All external and landscaping works are on hold until SHL issue brief.  Meeting to be held 4/2/15 to clarify.
Expenditure to Date	£0
<b>Further Asbestos Removal</b>	<b>£10,000</b>
Status	Approved expenditure to date; <ul style="list-style-type: none"> <li>• £1,830 for pipes and rope seal to the retail area</li> </ul> Anticipated; <ul style="list-style-type: none"> <li>• Extra works requested to blue sheds from operator to remove asbestos floor tiles</li> <li>• Works associated with existing switch room and tank as per operator CCF.</li> </ul>
Expenditure to Date	£1,830
<b>New Electricity Supply from Substation</b>	<b>£200,000</b>
Status	It should be noted that the operators request for increased load requirements in the ballroom have meant the original incoming power offer of 1.6MVA needed to be increased to 2.0MVA.

	<p>Quotation issued by Coombs</p> <ul style="list-style-type: none"> <li>Electrical costs -- £389,657.82 + VAT</li> <li>BWIC --. Suggest provisional sum -- £150,000.00 + VAT</li> </ul> <p>Instruction (EAI 23) has been issued on the basis that ME Engineers receives details of the build-up, schematics etc.</p>
Expenditure to Date	£ (note anticipated as above)
<b>Breaking out below-ground obstructions and pile rig standing time</b>	<b>£30,000</b>
Status	Awaiting piling to start on site.
Expenditure to Date	£0
<b>Electrical Distribution across park including feeder pillars</b>	<b>£150,000</b>
Status	TBA following meeting to be held 4/1/15
Expenditure to Date	£0
<b>Refuge call system, intruder alarms and sundry miscellaneous M&amp;E works</b>	<b>£50,000</b>
Status	Awaiting comments on ER's from the operator prior to any expenditure.
Expenditure to Date	£0
<b>Remedial works to existing drainage</b>	<b>£30,000</b>
Status	<p>Initial drain surveys have been undertaken. Awaiting on drainage design development from Coombs</p> <p>External works cannot be priced until external brief is issued by the operator.</p>
Expenditure to Date;	£0
<b>Dealing with Soil Contamination</b>	<b>£25,000</b>
Status	Contingency allowance within the contract to deal with the disposal of any contaminated material encountered during excavation.
Expenditure to Date	£0
<b>Permanent pigeon netting/ pest control</b>	<b>£5,000</b>
Status	No works priced to date.
Expenditure to Date	£0
<b>Make good and clear well</b>	<b>£500</b>
Status	No works priced to date
Expenditure to Date	£0
<b>Ballroom – stairs to stage</b>	<b>£5,000</b>
Status	To design has been submitted. Waiting on developed design of ballroom floor/stage build up.
Expenditure to Date;	£0
<b>Health and Safety signage to ballroom</b>	<b>£1,000</b>
Status	To be dependent on operators fit out.
Expenditure to Date	£0
<b>Vinyl graphics</b>	<b>£1,000</b>
Status	Anticipated to be part of the operators fit out. No expenditure anticipated.
Expenditure to Date	£0

<b>Replica Turnstiles and installations</b>	<b>£10,000</b>
Status	Omitted from the scope as per operators CCF 10a.
Expenditure to Date	£0
<b>Repairs to terrazzo</b>	<b>£1,500</b>
Status	Contingency for terrazzo repairs.
Expenditure to Date	£0
<b>Repair walls to Blue Sheds</b>	<b>£5,000</b>
Status	Contingency allowance for repairs to the existing walls of the blue sheds.
Expenditure to Date	£0

### 6.3 Variations

Please Variations register attached as Appendix A.

A cost report will be submitted with the next progress report

### 6.4 Anticipated Variations

Anticipated variations are noted in Appendix A

### 6.5 Claims Summary

Gross value of works is £4,927,346.00

In summary payments certified to date are as follows;

<b>Payment Certificate Number</b>	<b>Date Issued</b>	<b>Gross Valuation</b>	<b>Total Retention Reduction</b>	<b>Payable amount exclusive VAT</b>
1	12/12/14	£332,496.07	£9,974.88	£322,521.19
2	14/01/15	£401,223.68	£12,036.71	£66,665.78
Total Payable to Date				£389,186.97
<b>Total Outstanding Based on Current Final Account Forecast</b>				

## 7. STAKEHOLDER/THIRD PARTY MATTERS/ SERVICES AUTHORITIES

### 7.1 UKPN

An updated offer to suit the increased power demand was requested from UKPN on 24 December 2014. UKPN subsequently confirmed the 2.03MVA requested from the network on 13 January.

TDC to advise all paper work is now complete and submitted.

### 7.2 Party Walls

TDC engaged Kudos surveying to perform the obligations required under the Party Wall Act. Notices as required were issued to Freshwater on 2<sup>nd</sup> November 2014.

On 3/3/15 Freshwater requested a section of the proposed works adjacent to their existing

foundations. Campbell Reith have requested a test pit be dug (to be undertaken 5/2/15) to clarify.

Section to be submitted subsequently and Party Wall awards anticipated to be awarded week ending 13/2/15, having nil effect on the current works programme.

### 7.3 Network Rail

Access to network rail land is required to allow repairs and future maintenance to the menagerie cages. An initial meeting was held on 14 November to establish the boundary position.

Network Rail (NR) suggested that the clearance of the undergrowth needed to be undertaken NR licensed contractor. NR further requested that Basic Asset Agreement and purchase order be raised and agreed to for any work to take place on Network Rail's land. This is currently being agreed to by TDC legal.

## **APPENDIX A**

### **COST REPORT (NA THIS REPORTING PERIOD)**

## **APPENDIX B**

## **SITE PHOTOS**