



The Beehive – Burgess Hill

**Demolition of Existing Building and Construction of a New
Community and Entertainments Centre**



Project Managers Report

12th September 2022

Greenwood Projects Ltd
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This report has been completed to provide a summary of the overall project status for the Beehive Burgess Hill from post completion of stage 3 in October 2019 and the instruction to undertake design alterations to the stage 3 design following a project restart meeting in September 2021, up to 12th September 2022.

Historic Summary of The Beehive Scheme Status

- Following completion of the design work to stage 3 and receiving planning consent for the scheme on 17th January 2020, the project paused due to lack of available funding and the project being over the anticipated budget.
- We were requested by Steve Cridland to arrange a project restart meeting which took place on 1st September 2021, following work Aedas had undertaken on the project in the background to revise the design to facilitate a future plan to link the new Beehive building to the existing adjacent Cyprus Hall building and refurbish Cyprus Hall.
- We were instructed at the project restart meeting to re-engage with the other consultants (Structural Engineer, M&E Engineer and Architects), to prepare an amendment to the planning approval to vary the design in line with the revisions Aedas had been working on and to alter condition wording to allow swift progression of the demolition of the former RBL Building currently occupying the site. These were referred to as the 'stage 3 re-work' and 'demolition' progression.
- A planning submission was made to alter the wording of conditions to facilitate demolition, this was approved on 22nd November 2021.
- A further planning amendment was submitted and validated on 5th April 2022 to vary the design approved in January 2019. This application is currently under consideration by MSDC Planners. A meeting was held with the planners and the planners urban designer on 27th May 2022, where some minor design changes were agreed to the external appearance proposals following representation by the Councils Urban Designer on the submitted design. These changes were implemented and resubmitted to MSDC planners formally on 8th August 2022.
- A project cost complete re appraisal was discussed and agreed as the best course of action at the meeting on 1st September 2021, it was agreed this would be done once all final design information became available at submission of the revised application (5th April 2022).
- The cost re-appraisal exercise was undertaken by Martin Thompson of Greenwoods and issued to BHTC on 27th May 2022. This cost plan showed a significant increase in overall costs, which is attributable to a number of factors, including introduction of the substructure and engineering works to the alleyway to facilitate the further addition of Cyprus Hall, inflation, a larger basement construction and upgrading the M&E services to accommodate the Cyprus Hall link. Greenwoods have offered to review and discuss the cost plan with BHTC, if this is required, we await confirmation of a meeting date.
- The design work undertaken assumes standards as imposed under the current building regulations. Changes to Part L and F of the building regulations and the introductions of

Parts S and O will all have design and cost implications on the project, which have not been factored into the current cost plan.

- Greenwoods advised BHTC that in order to achieve a start on site date which would allow the new building project to be developed to the current building regulations, the stage 4 design work would need to commence in July 2022.
- Shortly after issue of the cost plan we received instruction from S Cridland (on 30th May 2022) to cease all work on the project (with the exception of the demolition of the former RBL building) and instruct the same to the other consultants, which we have done. Should instruction not be forthcoming to proceed in line with the appended stage 4 design programme, this will risk commencement before 15th June 2023 and compliance with the current building regulations, should the development commence on site after this time it would need to conform to the new standards.

Current Summary of The Beehive Scheme Status

- Currently progression of the Beehive Scheme is on hold (as instructed by Steve Cridland on 30th May 2022). Aedas and Greenwood Projects met with S Cridland and Councillor Robert Eggleston on 6th July 2022 to informally discuss options for how the scheme may be progressed in a much value engineered form. Suggestions were made to reduce the new build Beehive to accommodate the auditorium only and utilise a refurbished Cyprus Hall to provide the ancillary accommodation and forming the connecting atrium link between the two buildings utilising the current alleyway. Aedas agreed to prepare some design sketches on this basis for Greenwood Projects to budget cost. Both were agreed to be done without charge to BHTC.
- Aedas have prepared some drawings, however they have not followed the brief to peel the Beehive down to little more than the auditorium and have not explored the possible accommodation arrangement of Cyprus Hall and how this may integrate, which is key to this proposals feasibility.
- Greenwoods made contact with Aedas to discuss further alteration / development of the plans in early August 2022, but were advised by Frank McGoldrick of Aedas on 18th August 2022, that Aedas were closing their London office and as such would no longer be able to assist on the Beehive Project. We therefore await further instruction on any further action for this project.
- Any further consultant involvement for the progression of the Beehive new building and or refurbishment of Cyprus Hall (including Greenwoods) will require further appointment.

Current Summary of the Demolition of the RBL Building

- Dorton Demolition commenced demolition works on 4th July 2022, with a contract completion date of 12th September 2022.
- Site soft stripping (internal finishes stripping out) progressed and has been completed on programme and demolition work commenced. With the opening up of the mansard roof,

large quantities of Pigeon Guano were exposed and works were suspended to allow this to be safely removed to avoid exposing demolition operatives to this hazard. Whilst this removal work progressed, additional asbestos that had not been identified as part of the original Demolition and Refurbishment survey was identified concealed within the ground floor void. Costs have been accepted for the removal of this and works will progress. The additional identified asbestos was notifiable to the HSE and a statutory 2 week notification period prior to removal commenced from 15th August 2022. Asbestos removal commenced following this period and has now been completed as of 2nd September, with demolition works recommencing from 5th September. The overall delay impact on the demolition contract is 6 weeks and an extension of time to the contract has been awarded to Dorton's. The revised demolition completion date is therefore 24th October 2022.

- The delay will require an amendment to the MSDC license that had been agreed for the use of the rear area as a contractor's compound as the license expires on 16th October 2022. Steve Cridland has advised us that it has been agreed that the license will be extended until 13th November 2022. Formal copy of the revised agreement is awaited.
- The single remaining likely risk of any significance remains the potential for discovery of soils contamination below the floor slab of the RBL building when this is removed. The soils reports and investigations undertaken have identified areas or 'hot spots', of contamination, however there remains a risk further areas that could or have not been investigated as part of the earlier survey work, could exist.

Programme

- Programme for the demotion work is in delay by 6 weeks as noted above as a result of uncovering pigeon guano and additional asbestos.
- The revised completion date for the demolition of the RBL Building is 24th October 2022.
- The stage 4 design progression for the Beehive centre is currently on hold.

Design Development / Design Issues

- With the beehive on hold due to significant costs for the current design an alternative approach was discussed. Aedas have prepared some drawings (issued to GPL on 1st August and BHTC on 8th August 2022), however they have not followed the brief to peel the Beehive down to little more than the auditorium and have not explored the possible accommodation arrangement of Cyprus Hall and how this may integrate, which is key to this proposals feasibility. With Aedas closing their London office and confirming they will no longer assist with the project, we await further appointment / instruction on how to proceed.



Health & Safety

- The demolition project F10 has been issued to the HSE and extended due to the delays in the demolition contract. The updated version has been sent to Dorton's for display on site.
- Dorton's advised at the progress meeting No2 on 9th September 2022 that their own internal H&S Audit would be taking place within the next week. A copy of the audit report is to be forwarded to Greenwoods for review.
- Dorton's advised that the CCS inspection would also be taking place within the next 2 weeks.

Commercial Report


Below is an extract summary from Greenwoods RBL Building demolition contract cost plan dated 12th September 2022. We are reporting currently an overspend of £36,716.31, giving a predicted demolition contract final sum of £126,951.31.

This overspend is attributable to;

- *Removal of pigeon guano - £2,530.35*
- *Provision of works insurance that BHTC were unable to obtain - £6,720.00*
- *Removal of additional asbestos - £14,055.50*
- *Clearance of site rubbish - £2,082.96*
- *Contractors preliminary costs associated with the delay £13,567.50*
- *Omission of costs associated with provisional sums for works that were not required -£2,240*

There is a provisional sum contained within the contract sum for soils contamination classification and testing should the need arise when the floor slab is removed and additional soil contamination be encountered.

The cashflow and valuation schedule is to be updated to account for the delay in the project as an additional valuation will be required due to the prolongation of the contract period. These are currently being prepared and will be issued to BHTC as soon as they are available.

COST REPORT Nr. 2				 <small>GREENWOOD PROJECTS</small>	
Client Name :		BURGESS HILL COMMUNITY CENTRE		General Summary	
Project Title :		DEMOLITION WORKS			
Project Nr. :		L799		Report Nr. : 2	
Contractor :		Dorton Group Ltd		Date : 12/09/2022	
Report Collection				Omissions £	Additions £
1	Contract Sum			-	90,235.00
2	Provisional Sums & Contingencies			4,740.00	2,500.00
3	Contract Administrator's Instructions			-	25,388.81
4	Anticipated Variations			-	-
5	Lodged / Anticipated Claims			2,395.50	15,963.00
6	Contingency			-	-
Sub Totals			£	7,135.50	134,086.81
Deduct omissions					7,135.50
Anticipated Total				£	126,951.31
Key Report Summary					
Authorised Total Demolition Contract Expenditure				£	90,235.00
Anticipated Construction Final Account				£	126,951.31
Anticipated Client Direct Costs (Included / Excluded)				£	-
Anticipated Total Demolition Contract Cost				£	126,951.31
OVERSPEND / UNDERSPEND				£	36,716.31
<u>Notes</u>					
<ul style="list-style-type: none"> - There is no contract contingency attributed to this project, reflected in the above summary. - There is currently a forecast overspend of £36,716.31. - We have assumed that the provisional sums will be expended in full and therefore have included this in the report. 					



Client Issues/Decisions Required

- Insurance arrangements for the cleared site of the former RBL building will need to be arranged by BHTC in readiness for handover from 24th October 2022.
- Confirmation of requirements for the progression of the Beehive Project.

Community Liaison / Engagement/ Party Walls

- Dorton Group have been tasked with undertaking community engagement as part of the demolition exercise. They have made themselves known to local residents and business and have provide contact details in the event of emergency or complaint during the demolition contract. They have further advised neighbours of the over run of the contract and the revised completion date.
- BHTC have appointed a Party wall surveyor to undertake condition schedules of Cyprus Hall and the Constitutional Club as these are in close proximity to the demolition work. The schedules have been completed and issued to all parties. A formal party wall award is not required for the planned demolition work. There has been some local interest / representation initially as demolition progressed, but nothing of any note. Steve Cridland has been contacted by a neighbour but this concern was more related to the nearby new development that the RBL demolition. Prior to the demolition works commencing Dorton's and Steve Cridland did meet with the Cyprus Hall tenants to discuss the demolition works.
- A final review of the condition schedules will be undertaken upon completion of the demolition to ensure no damage has occurred to neighbouring properties during the works.
- Dorton's also prepared and agreed a schedule of condition with MSDC for the area of car park and access to the area of compound. This will be reviewed at completion and any damage rectified by Dorton's.
- Adjacent buildings access and fire exit routes are being maintained fully operational during the demolition works.

Meeting Schedule

- Progress meetings have taken place for the demolition contract. Separate minutes have been prepared and distributed following these meetings.
- A completion meeting for the demolition contract has been arranged for 19th October 2022.
- There are no further meetings planned for the main Beehive project.

Planning / S106 Matters

- There are planning conditions associated with the development. Conditions to allow demolition to proceed have been discharged (Planning conditions 6 & 7 – discharged on 12th March 2022).



- Dorton's are undertaking the demolition work and undertaking operations within the constraints of the approved Construction & Environment Management Plan and Dust Control Strategy (rev3) dated 22nd February 2022.
- Further conditions relating to the development of the new Beehive building will require discharge if this project is instructed to proceed.

Project Risks

The project risk register and mitigations prepared by Greenwoods is appended to this report

The key risks associated with the demolition of the RBL building at this stage are seen to be;

- Coronavirus – as yet the project risks associated with this cannot be fully quantified.
- Disruption to neighbouring residents, during construction and potential associated damage.
- VAT
- Soils contamination / ground obstructions not identified as part of the pre contract investigation works which could result in a further delay and additional costs.
- Project overspend.

Appendices

Progress Photographs (to follow)

Risk Register – Greenwoods