

Summary Progress Report – Chester Fire Station:

COVID 19

Thus far the impact of COVID on this site has been limited as the work in progress at the time of lockdown in March was largely ground works. Whilst there were some challenges around material deliveries, with careful management and resequencing of the works the site team have been able to minimise the impact.

The site team have, as with all other sites had to provide additional accommodation, temperature monitoring and cleaning provision.

Noted below are delays to the provision of site services, in particular electricity and water. This has arisen as a result of the furloughing of non-critical staff by Scottish Power and Severn Trent Water delaying the processing of new connection applications.

Evidence is now emerging on site as we reach the more labour intensive finishing trades that the “second wave” of the pandemic may be more disruptive than the first as critical sub-contractors are required to self isolate. In the last month this has affected three sub-contractors and caused a disruption to the site of approximately two weeks delay.

This is something that is being monitored closely, though there is little that can be done to mitigate this at this stage of the works.

Programme Update:

ISG are currently stating that they will be finished on the contract completion date of 4th January 2021. We remain of the view that it is tight to achieve this and it will be prudent to allow an additional 15 working days in the programme planning to cater for potential delays.

This report therefore continues to advise of a 3 week delay.

The MS Project Programme has been updated to reflect this and a summary of the current dates is set out below.

Item	Original Programme at Contract Signing	Original Contract Dates	Current Contract Dates	COVID 19 Dates (3 week delay)
Section 2 Completion Date	27/11/2020	11/12/2020	04/01/21	25/01/21
Comms Room Partial Possession	30/10/20	13/11/20	01/12/20	11/12/20
Decant from Temp Fire Station	09/12/20	23/12/20	13/01/21	03/02/21
Section 3 – Site Clearance				

Section 3 – Start of Works	14/12/20	28/12/20	18/01/21	08/02/21
Section 3 – Completion of Works	08/01/21	22/01/21	05/02/21	26/02/21
Station Staff return from Ellesmere Port	From 11/01/21	From 25/01/21	From 08/02/21	From 01/03/21

The RED BOLD TEXT show the revised programme dates that we should now work to.

Progress of works on site continues to be good, however in the last month two weeks has been lost against the critical path as sub-contractors have had operatives who have been forced to self isolate. The contractor is working to mitigate this delay, however recent verbal feedback suggests that this will not be possible.

We are also currently experiencing further delays with the installation of statutory services such as water, electricity and BT.

All three installations are now scheduled, but are substantially delayed from the requested installation dates (electricity by 6 months – installed 27/10/20, is the worst example)

Issues:

The Design Stage BREEAM Assessment is now submitted to the BRE and their feedback was received on the 23rd October 2020 (6 weeks later than expected). Some minor evidence clarification is required prior to issue of the certificate. Meanwhile the progression of the evidence for the Construction Stage BREEAM has commenced.

Budget:

The total approved budget for Chester Fire Station is currently £5.81m (including the additional £300k approved in April 2020 for additional carbon reduction measures). A 5% contingency on the original budget was also allocated: £275,000.

At present the anticipated total project costs are circa £125k in excess of the allocated sums in the capital programme. There remains a possibility of costs rising due to claims for delays that occurred that were beyond the contractor’s control.

The majority of the overspend is made up of the following items:

- Pre Construction Archaeological Investigations: £70k
- Asbestos discovered in the demolition of the old fire station: £80k
- Asbestos contamination in the ground under the old fire station: £80k
- Costs arising from the delays to the planning approval and the requirement to make a second planning submission: £60k

- Unexpectedly high tender returns for the temporary fire station: £60k
- Additional costs for the provision of electrical services to the site: £25k
- Additional costs to accommodate the second fire engine – additional wash pod and resting space remodelling: £12k
- The reconnection of the green wave equipment to the upgraded traffic signals: £10k