

YORK BARBICAN CENTRE THE LHL GROUP EXECUTIVE SUMMARY

The full survey report highlights the various individual key elements of the building in order to determine the overall current condition of the property under review. Each section has a stand-alone report and presents this in an appropriate survey format for the matter under review.

The brief has required us to determine the works necessary for the short and immediate term (first five years) required on the subject property to bring the building back into operation and allow the facility to be reopened to the public.

At this stage we have not undertaken a detailed appraisal of all the facilities, but have, where appropriate, made allowance for the costs associated with dealing with the various items of equipment within the property.

The main area where a provisional assessment on the cost of rectification has had to be made is contained with the mechanical and electrical installations. Until such time there has been an opportunity for these items of equipment to be run and tested the full extent of the remedial works cannot be determined.

The repairs to the general fabric of the building itself are fairly self-explanatory and have been determined by inspection in order to resolve the elements of both disrepair and also vandalism to these sections.

It may be necessary, depending on the Client brief, to upgrade and alter parts of the fabric. This will only be determined once any brief for the intended operation requirements of the property have been fully determined.

We have as part of the group of surveys undertaken an Access Audit in order to determine the works which need to be considered under the Disability Discrimination Act and have set out the recommended works which should be undertaken as part of the any intended refurbishment scheme.

We have also within the costs included for the works identified as being desirable which would provide a building which goes beyond the initial the requirements of the DDA legislation.

Within the mechanical and electrical services we have looked at the various heating and cooling requirements of the property including also the water for both hot and cold and for undertaking a legionella assessment within the works.

The electrical elements have included the electrical distribution lighting and emergency lighting and also have considered the fire alarm system and security system currently covering the property. The services element has also covered the upgrade of the communication system within the property and also the upgrade of the lightning protection currently installed to the premises.

The report has included for the upgrade of the stage lighting equipment and also for the maintenance of the high voltage transformer serving the property.

As part of the report we have undertaken an initial survey to consider the Fire Risk Assessment Report which will be necessary on occupation of the building. The fully defined works necessary will only be fully determined once a clearly defined brief as to the intended occupation has been developed and agreed.

We have, however, included an indicative cost for upgrade of facilities having discussed these with both Building Control and the Licensing Officer.

As mentioned earlier each section provides a stand alone report identifying the works and costs associated with dealing with the specific issues under review and the costs have been put together in a final summary page for the building as a whole.

This summary page has been broken down to give the anticipated total construction project cost for:

- To reopen the premises.
- Mid term up to 5 years
- Long term up to 30 years, and
- The ongoing annual costs

To each section there has been applied a preliminary cost, contingency and professional fees for running the project.

We have as a separate document produced an overall executive summary for the property as a whole. This brings all the summary documents from the individual reports together for ease of reference.

John Denton BSc FRICS FBEng
Director
For LHL Group

Condition Survey Executive Summary

The overall structure of the property from inspection was found generally to be sound although, there has been some localised structural damage to one of the rotunda due to a fallen tree.

The unoccupied and unused status of the building has led to a general lack of repair and ongoing maintenance typical for a property which is unused and, as a result, there is a significant amount of general repair and maintenance work required to bring it up to satisfactory standard.

Due to the age of the property, there are also elements of upgrade and renewal typically found in a property of this age notably, the external envelope in particular, the roofs where corrosion and rusting is occurring to the profile metal sheet roofing.

These elements of works are a result of the general life cycle of the construction components reflecting the need for capital expenditure as part of the liability for ownership of the property asset.

The property has suffered from a considerable amount of vandalism, the result of which will require a significant cost to repair the areas, in particular the paving from the first floor sections and, this will need to be carefully considered in view of the constructional form of this particular section.

There has also been vandalism occurring to the majority of external doors which will require replacement.

The removal of the swimming pool link needs a fundamental decision on the treatment of the external envelope and, again, the present arrangement is causing significant damp penetration into the property requiring early resolution.

This report reflects one part of the overall appraisal and as part of the further discussions and development of the property requirements, there will be a need for further consideration of the following items:

- Agree the external hoarding treatment to the separation between the front building and the adjoining development site to ensure a safe means of access to the property.
- Determine the detailed brief for the new building in particular, the requirements for the original installed retractable seating from the auditorium as, this will have a significant capital cost implication.
- Develop and agree a full design brief for the Barbican Centre to pull together all the information relating to the appraisal which has taken place to allow the development of a full specification of works to bring the property back into operation.

The costs set out in this report are for guide purposes only and, further discussion will need to take place to develop these further.

For the purposes of the costing exercise, we have made the assumption that both the immediate and longer term work will be undertaken as one contract. Should this be separated into two, there will be increased costs for preliminaries for a main contractor in splitting the works into two areas. At this stage, we have also not included for a full redecoration of the property only, where this is deemed to be absolutely necessary as a consequence of damage which has occurred to the fabric.

The survey report has been produced on the basis of identifying urgent works which are deemed to be required in the immediate term to fulfil statutory requirements or prevent further ongoing damage as a result of the disrepair which is occurring at the present time. The other key area is identifying those works which are recommended to be undertaken within the first five years for the building to continue to correctly function to a satisfactory standard to meet its current design requirements.

As a consequence, any minor items of works which would be normally recommended beyond five years have been excluded from the report.

We have allowed within the costs for providing a new timber hoarding between the building and the current development site to a similar specification to the present one. As a cheaper alternative bracing and adjustment of the current metal fencing could be undertaken.

Conclusions and Recommendations

The property under review is currently in need of a significant amount of works as identified within the main body of the report.

The works are required as a combination of a number of factors:-

- General repair and maintenance
- A number of building elements reaching the end of their design life as a consequence of extensive vandalism to the building.
- Limited specification of the materials used during the original construction

The report sets out the recommended works both in the immediate and, short term which need to be considered as part of the overall restoration and refurbishment works to bring the subject property back into use.

These items should be further developed and considered in conjunction with the results and recommendations put forward in the other reports mainly, the Fire Risk Assessment, the Access Audit and, the Mechanical and Electrical Appraisal which have been undertaken as part of the survey.

There is an inter-relationship between all these fundamental elements and, it will be important to consider each requirement to ensure that this is correctly dovetailed in with the overall appraisal as, some of the requirements for each will be linked.

There will also be a need for further client input into the intended use of the building as; this will help clarify the revised brief which may also impact on the requirements for the building form and function which, again, will need to be fed into the overall appraisal for the building as a whole.

Once all the information has been presented, further instructions will be required to develop the scheme and deliver the building back into use in an appropriate and repaired condition.

Executive Summary by:
John Denton BSc FRICS FBEng
Director
For LHL Group

Mechanical & Electrical Executive Summary

The Mechanical and Electrical Services for the Barbican were installed approximately 20 years ago. Generally the systems used were robust and installed to a high standard. Therefore the infrastructure for the majority of systems is still in a good condition and can be brought up to standard without too much difficulty or cost.

As the building is 20 years old some systems components are approaching the end of their operational life and may need replacing in the short term. However this initial headline report looks at the systems that need works carrying out to get the building services systems operating in a safe manor and in accordance with the requirements of the Licensing Officer.

Costs associated with the buildings mechanical services are largely concerned with the Cooling Requirements of the Auditorium as the existing chiller has been disconnected during the swimming pool demolition and it is highly unlikely that it can be salvaged and put back into operation.

Costs associated with the electrical services are predominantly associated with lighting and CCTV systems in order to comply with the Licensing Officer Requirements.

In Summary, in order to get the mechanical and electrical services into an operational status in the immediate term we would envisage costs in the region of £290 000.00. This cost would allow the building to operate within the short term albeit with a fair amount of manual input to get systems operating.

If the building was to be kept as a going concern, further upgrades and component renewals will be required. This would in the main be minor upgrades but would allow the building to work efficiently and effectively in the medium term. The costs of this would need to be tied in with future operations of the building. We would estimate a budget in the region of an additional £450 000.00. These costs can be detailed more accurately once testing has been carried out.

Executive Summary by:
SILCOCK LEEDHAM
For LHL Group

Fire Risk Assessment Executive Summary

The inspection of the facility was carried out on 9th March 2009 by C Linley and R Harper, preceded by a meeting held with John Fowler, Head of Building Control and Lesley Cooke, Senior Licensing Officer at 9 St Leonard's Place on Monday 2nd March 2009.

Colin Linley confirmed that the condition of the facility at present is such that a formal risk assessment cannot be completed.

There are a number of fundamental issues that require addressing and rectification before the assessment process can continue. The detail is covered elsewhere in this report but for illustration the following must be in full operation and certificated where appropriate, before proceeding:

- The fire detection system
- The emergency lighting installation
- The emergency exit doors
- The external escape routes and paving from the final emergency exit doors
- Lighting to the external escape routes
- External warning signs
- Internal fire stopping
- Internal smoke and fire resisting doors and frames
- Ceilings (many suspended ceilings which provide a degree of smoke and gas arrest have been extensively disturbed)
- The flooring and floor coverings
- First aid and fire fighting and the competent persons to operate it
- Closed circuit television to cover the areas accessible by the public.

In addition the occupiers of the facility must be able to demonstrate to me that they have proven procedures in place to marshal persons escaping from the building including particular procedures for dealing with any disabled persons, including use of evac chairs and the like.

The occupiers must also designate a person or persons who will be the "Responsible Person" (as required by the Order) for the fire safety operational procedures for the entire facility.

Based on Colin Linley's experience he could be the designated "Competent Person".

Executive Summary by:
Colin Linley MRICS FBEEng MAPS MCIOB
Director
For LHL Group

Access Audit (DDA) Executive Summary

Overview

We recommend that the client draw up an access plan and action strategy to implement the recommendations contained within this report. Acting on the results of such an evaluation may reduce the likelihood of legal action against the service provider.

Key Areas

When approaching the building on foot from public transport or from the car park areas there is a lack of clear wayfinding. In addition to this the principal elevation is confusing and lacks clarity. External signage and wayfinding should be improved and the principal entrance made more prominent.

When fitting out the public areas, consideration should be given to the adequate specification of loose furniture to the bar and canteen areas together with the siting of such furniture. This should ensure that traffic routes are not blocked and that there is sufficient space to manoeuvre around the space.

The passenger lift within the building does not meet current requirements. Whilst it is not mandatory that the lift be replaced, consideration should be given to upgrading the passenger lift to comply with current guidance.

A cohesive signage strategy should be formulated for the building, with all existing signage being reviewed and the new comprehensive signage policy implemented.

Accessible facilities within the main Auditorium area should be upgraded to ensure the adequate provision of services within this area. An accessible viewing area should be created and sound amplification technology provided.

Implement a management plan for the building, addressing such things as access and egress, maintenance and upkeep and training. The plan should be continually reviewed and updated as required.

We trust that our report satisfies your present requirements, although should you have any queries or wish to discuss any points arising, please do not hesitate to contact us.

Executive Summary by:
Paul Batchelor BSc (Hons) PGDip MRICS ICIQB MaPS
Director For LHL Group