

GREATER LONDON AUTHORITY

REQUEST FOR DIRECTOR DECISION – DD2378

Title: City Hall Structural Integrity Investigation and Structural/Mechanical Diagrid Survey

Executive Summary:

This Director's decision seeks confirmation for expenditure incurred on urgent structural integrity investigation works carried out by Ove Arup & Partners Ltd as a result of leaks identified as coming from the City Hall Diagrid and for the provision of access equipment provided by All Clean Services Ltd to facilitate the survey.

Decision:

That the Chief Officer approves:

1. Expenditure of £120,000 in 2019/20 consisting of: £95,000 to pay for the onsite survey and technical inspection undertaken by Arup (specialist engineering consultant); and expenditure of £25,000 to All Clean Services Ltd (incumbent window cleaning contractor) to cover the access equipment and abseiling costs; and
2. In respect of the above expenditure and appointment of Arup, a single source exemption from the requirement in the GLA's Contracts and Funding Code to undertake a competitive procurement exercise.

AUTHORISING DIRECTOR

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Mary Harpley

Position: Chief Officer

Signature:



Date:

31/01/20

PART I – NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. A leak on the remembrance gallery was observed mid May 2019, investigated July/August 2019 and identified as coming from the diagrid heating system pipe located behind the 'Christmas Tree' façade on the north side of City Hall.
- 1.2. On the 13 May 2019, Arup attended to inspect and carry out Non-Destructive Testing (NDT) around the area of the leak in the horizontal diagrid pipe adjacent to Level 4. Some reduction of wall thickness around the area of the leak was observed. Arup carried out a series of spot checks along the underside of the pipe to attempt to detect other areas of reduced wall thickness. Within the limitations of this inspection technique, five other areas of reduced wall thickness were identified.
- 1.3. Given these findings, Arup recommended further, more detailed investigative works. These further works are the subject of this proposal. Due to concerns regarding the structural integrity of the façade, this emergency work was commissioned with support from TfL Procurement, as a single source tender, from Arup. The justification for the single source tender was the urgency of the situation and Arup's expertise in this matter.
- 1.4. The expenditure was required for a technical survey and report to be carried out by Arup and the provision of access equipment by All Clean Services Ltd. to allow access to the high-level areas of the Diagrid structure. All Clean Services Ltd were appointed via an existing contract for services that was procured in accordance with the GLA Contracts and Funding Code to provide window cleaning, abseiling and high-level access works, until 2022.
- 1.5. The survey works by Arup and All Clean Services Ltd is complete and a detailed survey and structural analysis report outlining the finding has been compiled by Arup. The works were started as soon as it was identified that there was a leak, as time was of the essence to establish what the risks are and what condition the pipes are in. The works were started prior to the DD approval as it was critical to establish the condition of the pipes as soon as possible. As such the costs have already been incurred and this report is therefore also seeking confirmation of the verbal approval to the incurred costs provided by the GLA's Chief of Staff and Chief Officer.
- 1.6. Confirmation of approval is therefore sought for expenditure of £95,000 to Arup for Technical advice, survey work, a detailed structural analysis report and a single source exemption for Arup, in addition to expenditure of £25,000 to All Clean Services Ltd for access equipment and abseilers' to facilitate the survey.

2. Objectives and expected outcomes

- 2.1 The survey of the diagrid used a combination of magnetic flux leakage (MFL) and ultrasonic testing (UT). These are both non-destructive inspection techniques and were undertaken by Arup's specialist sub-contractor Advanced Engineering Solutions Ltd. (AES).
- 2.2 The current condition of the isolated horizontal piping at Level 4 has been assessed by Arup and appropriate advice given due to concern around its structural stability.
- 2.3 Arup have provided a detailed assessment of the general condition of the internal pipe surface and identify locations of pitting/localised corrosion.
- 2.4 A detailed report on the condition of the diagrid, its suitability for heating, a review of LTHW water quality management has been provided by Arup. They have provided commentary on the feasibility of

repairing and maintaining the existing system and made recommendations for future maintenance and monitoring.

- 2.5 Arup recommend decommissioning of the diagrid perimeter heating system, undertaking a cosmetic repair and installing an alternative diagrid heating system.
- 2.6 Further recommendations are to treat the whole low temperature hot water (LTHW) system with a suitable biocide, cleaning and disinfection of the make-up water pressurisation unit and pipework and ongoing monitoring of the system.

3. Equalities comments

- 3.1 Under section 149 of the Equality Act 2010 (the "Equality Act"), as a public authority, the GLA must have 'due regard' to the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. Protected characteristics under the Equality Act comprise age, disability, gender re-assignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and marriage or civil partnership status. Facilities Management have determined there will be no impacts on those with protected characteristics under the Public Sector Equality Duty arising from delivery of these services.

4. Other considerations

Key Risks & Issues

- 4.1. The diagrid structurally supports the façade and hangers for the spiral ramp, and forms part of the low temperature hot water (LTHW) perimeter heating system. Any structural defects would make the building structurally unsafe thereby render City Hall uninhabitable, hence why survey works were required urgently.
- 4.2. The risks associated with the recommended remedial works will be assessed prior to works being carried out.

Links to Mayoral strategies

- 4.3. Facilities Management support the operation of the Greater London Authority's estate and therefore indirectly support all Mayoral strategies and operations.

Consultations and impact assessments

- 4.4. The investigation will be used to consider the impact on users of the building and used in consultation with the landlords in relation to the fully repairing lease agreement.

5. Financial comments

- 5.1. Approval is sought for confirmation of expenditure of £120,000 to fund an onsite survey and inspection as a result of leaks from the diagrid heating system at City Hall. The cost will be funded from Resources 2019-20 Estates Reserves.

6. Legal comments

- 6.1 Sections 1 to 5 of this report indicate that the decisions requested of the Director (in accordance with the GLA's Contracts and Funding Code) concern the exercise of the GLA's general powers, falling

within the GLA's statutory powers to do such things considered to further or which are facilitative of, conducive or incidental to the promotion of economic development and wealth creation, social development or the promotion of the improvement of the environment in Greater London; and in formulating the proposals in respect of which a decision is sought officers have complied with the Authority's related statutory duties to:

- pay due regard to the principle that there should be equality of opportunity for all people;
- consider how the proposals will promote the improvement of health of persons, health inequalities between persons and to contribute towards the achievement of sustainable development in the United Kingdom; and
- consult with appropriate bodies.

- 6.2 In taking the decisions requested, the Director must have due regard to the Public Sector Equality Duty; namely the need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic (race, disability, sex, age, sexual orientation, religion or belief, pregnancy and maternity and gender reassignment) and persons who do not share it (section 149 of the Equality Act 2010). To this end, the Director should have regard to section 3 (above) of this report.
- 6.3 The approval to incur the expenditure is sought as confirmation of verbal agreement, the reasons for which are set out at paragraph 1.5 of this report. Accordingly, the Director should take account of those reasons in considering whether to approve the recommendations of this report.
- 6.4 Section 9.1 of the Contracts and Funding Code (the 'Code') requires the GLA to seek a call-off from a suitable framework, where possible, or if not, undertake a formal tender process which will be managed by TfL in respect of the services. However, the director may approve an exemption from this requirement under section 10 of the Code upon certain specified grounds. Officers have indicated at paragraph 1.3 of this report why an exemption was sought to appoint Arup and the Director may approve the proposed exemption if satisfied with the content of this report.
- 6.5 Officers have indicated in paragraph 1.4 of this report that the services/supplies that were provided by All Clean Services Ltd were procured in accordance with the Public Contracts Regulations 2016 in accordance with the GLA's Contracts and Funding Code.

7. Planned delivery approach and next steps

Activity	Timeline
Procurement of contract	July 2019
Delivery Start Date	July 2019
Final evaluation start and finish:	July 19 Sept 19
Delivery End Date	September 2019
Project Closure:	October 2019

Appendices and supporting papers:

None.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will either be published within one working day after it has been approved or on the defer date.

Part 1 - Deferral

Is the publication of Part 1 of this approval to be deferred? YES

If YES, for what reason:

No discussions have taken place on this with the landlord yet.

Due to the ongoing investigative works it is requested that this information is not made public and is deferred until 1st April 2020, as the finding of the survey needs to be shared with the landlord first

Until what date: 1st April 2020

Part 2 - Sensitive information

Only the facts or advice that would be exempt from disclosure under FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form - NO

ORIGINATING OFFICER DECLARATION:

Drafting officer
to confirm the
following (✓)

Drafting officer:

Adele Casey has drafted this report in accordance with GLA procedures and confirms the following:

✓

Assistant Director/Head of Service:

Simon Grinter has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Financial and Legal advice:

The Finance and Legal teams have commented on this proposal, and this decision reflects their comments.

✓

Corporate Investment Board

This decision was agreed by the Corporate Investment Board on 27 January 2020.

~~CHIEF OFFICER:~~ EXECUTIVE DIRECTOR, RESOURCES

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature

M. D. Allen

Date

28.1.20

