

Minutes for PS00843 PEARL Gate 2 Review Meeting

Stage Gateway Review — Minutes

Date: 09/09/2019

Location: virtual

Stage: Stage 2, Phase 11

Status: Draft

Present:

Redacted

Apologies:

Redacted

No	Item	Action	By When	Category
1 Welcome Introdcutions and apologies				
1.1	DS welcomed the Board and noted apologies			
2 Previous Stage Gate Recommendations				
2.1	MF confirmed that due diligence has been conducted throughout RIBA Stages 1 and 2, and significant construction risks are being managed. A CDM Strategy Brief has been drafted and will be updated as decisions are made in subsequent stages.			
2.2	MS noted that a separate PD report is still required for the project	TD to coordinate development of PD report using the UCI	01/02/2019	
3 Project Overview including Business Case needs				
3.1	IG and MF provided an overview of the project of which the aim is to create a large, flexible facility, with configurable and immersive spaces, for the UCL Centre for Transport Studies (CTS). The current CTS facility, PAMELA in Tufnell Park, is no longer adequate.			
3.2	Options for the site of the development were explored through a site search. The Dagenham site was the option preferred by end users, and also the most cost-effective.			
3.3	The initial project brief was expanded through user engagement workshops and site visits. Some amendments to the brief were made following a 2-month engagement process with NTY			
3.4	The Project Brief and RIBA 1 and 2 designs have been signed off by end-users as meeting Business Case needs and requirements.			
4 Stage 2 Design				
4.1 Structural survey				
4.1.1	MM presented structural designs. Structure consists of a portalised truss frame, with three structural zones: the main lab area, MEP plant area and office and community space			
4.2.1	Space in the ceiling area has been identified as a challenge for MEP requirements. The area will be looked at in the next stage based on user requirements.			
4.3.1	SC has met with Buro Happold for fire safety requirements. The fire strategy covers all spaces in the building (there is no compartmentation), with a capacity of 1,413 for escape purposes. This figure is based on RIBA 2 designs which currently includes internal storage which may be moved external to the main building			

• [Fire Safety Briefing notes](#)

- [Fire safety strategy 18.4.23](#)
- [Buro Happold Fedra report](#)

- 4.4.1 Security will need to be provided on site. The land deal includes a provision for evening patrol, access and eg
- 4.5.1 A BREEAM assessor has been appointed and a sustainability report has been produced. A 70% score is being targeted, with areas identified to increase accreditation.
- 4.1.2 Geotechnical survey has been commissioned, with specifications provided to contractor. Dates of survey to be confirmed

4.2 MEP Strategy

- 4.2.2 Access to the plant area is set out in the Health and Safety information.
- 4.3.2 There is an ongoing discussion over the inclusion of sprinklers, which may also impact on the inclusion of internal storage
- [Nick Tyler email May 19](#)
 - [UCL Fire Sprinkler notes](#)
 - [Fire sprinkler storage options](#)
- 4.4.2 It was noted that there is a Facilities Management requirement for the site, including security and waste, which doesn't fit with the current UCL provision, given the remote location. This needs to be developed during RIBA Stage 3. Review operational model of site to be clear on responsibilities and accountabilities. TD/MF
- 4.5.2 The energy strategy has been developed, proposing that the building goes electric. The design includes photovoltaic cells on 50% of the roof and there is an option to extend this to aim for a zero-carbon regulated building. This will be explored in Stage 3, and conversations are required over where this will be funded from (e.g. Sustainability line in Capital plan).
- 4.2.3 The designs include a man safe system for maintenance purposes. KB requested that stage gate attendees approve the design team to proceed with this system. This was agreed.

4.3 Fire Safety Requirements

- 4.3.3 MS raised that post-occupation, RiskNET would need to be used by the Department when experiments are being undertaken which would have an impact of Fire and H&S risk.
- [Pearl Additional fire safety information](#)
- 4.2.4 ME requested the team to provide rough costs for the inclusion of a horizontal gantry to be submitted at Stage 3. Costs for horizontal gantry to be provided with Stage 3 designs. TD/MF/ MN 01/07/2019
- 4.3.4 A soft landings consultation plan is in place, with UCL advisers being engaged. Further engagement is required with ISD, FF&E, Babcock Flooring and UCL Property. The UCL soft landings template is being adapted for the project.

4.4 Facilities Requirements

- 4.4.4 Soft landings H&S requirements will be developed by the contractor in Stage 3. MS requested liaison.
- 4.3.5 SC confirmed that the RIBA Stage 2 designs meet fire safety requirements at this stage

4.5 Environment

5 Costs Update

No	Item	Action	By When	Category
5.1	MN provided an update on cost. The project has a budget of £46.8m currently exceeded by £900k. However, costs currently include provisions for a full sprinkler system which may not be installed in final design and doesn't account for the contingency held in the budget.			
5.2	MN confirmed that there is headroom and adjustments agreed with end user to bring the project back to affordability. It was also noted that there is potential for a VAT recovery (cautiously accounting for possible 50% recovery on construction costs, but could achieve a higher rate).			
5.3	LS raised that any adjustments to bring the project to affordability could impact BREEAMs credits, which should be monitored.			
6 Planning Update				
6.1	BeFirst appointed as planning consultant. Planning consultations/pre-application meetings to be held ahead of application submission during RIBA Stage 3.			
7 Property				
7.1	The first all-parties meeting was held 23 April 2019, building of Heads of Terms. Currently looking at freehold acquisition with a leasehold of 50% of the parking area. Completion expected in December 2019.			
7.2	Exchange targeted for end of June and planning consent in July after judicial review. MP noted that UCL need to be satisfied with the environmental conditions of the site, which may be impacted by findings from further surveys.			
7.3	Listed building consent will be required for the separation of the existing building from the neighbouring listed building during demolition. A survey will be conducted by London East. TD noted that the council is keen for UCL to take the site and no impact on the programme is expected.			
7.4	There is an ongoing conversation regarding the planned entrance to the site, as the existing entrance is controlled by the land and isn't suitable for the user requirements. This is being discussed through the property deal.			
8 Project Execution Planning				
8.1	Programme: RIBA Stage 3 designs have commenced, and completion of works on track for March 2021.			
8.2	The Demolition programme will commence after planning is approved.			
8.3	Risk Register: The integration of the land deal was identified as a key risk to the programme. UCL Property have been engaged			
8.4	HV raised that the inclusion of PV cells may result in an overprovision which would require batteries or to go back into the grid. This will be considered during the next stage and a review of supplier will be undertaken			
9 Confirmation of Business case				
9.1	Written sign-off from NTH and N Ty received confirming Business Case is met by RIBA Stage 2 designs.			

No	Item	Action	By When	Category
10 Procurement strategy				
10.1	PQQs have been issued, moderation meeting scheduled w/c 6May 2019.			
11. Stage Gateway Recommendation Chair				