

# Cabinet Report



Listening Learning Leading

Report of Head of Community Services

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Wards affected: Wheatley

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To: CABINET

Date: 27 June 2019

## **Park Sport Centre, Wheatley - appointment of contractor to undertake roof refurbishment work**

### **Recommendation**

To authorise the award of a contract to Fergal Contracting to carry out the refurbishment work of the mansard roof at Park Sport Centre, Wheatley at a cost of £126,294.

### **Purpose of Report**

1. To seek Cabinet's approval to appoint Fergal Contracting to undertake the mansard roofing works at Park Sport Centre, Wheatley.

### **Corporate Objectives**

2. This project will contribute towards the strategic objective of "Sustainable communities and wellbeing" and corporate priority of ensuring that "we will increase participation in sport and leisure", specifically by "improving accessibility and availability of leisure facilities in South Oxfordshire".

### **Background**

3. Park Sport Centre, Wheatley is one of the council's leisure centres based on a school site operated jointly with Oxfordshire County Council.

4. The district council have a legal agreement with Oxfordshire County Council (OCC) called a Joint Use Agreement. Under this agreement Wheatley Park School have use of some of the facilities within the sports centre. As such the responsibilities for costs and use of the building are the district and county councils.
5. OCC are the owners of the sports centre building and under the joint use agreement the district and county council share the operating costs of the facility including the repairs and maintenance costs. The agreement has a split of these costs which requires the district council to pay 68 per cent and OCC to pay 32 per cent of any repairs or maintenance to the building.
6. Officers noted missing vertical slate tiles on the mansard roof at the Park centre during routine building inspections. Upon further investigation it was found that where the tiles were missing, water had been entering the roof space and causing internal damage to the building fabric.
7. This also has highlighted that the general design of the roof is not suitable, where heavy vertical slate tiles can be dislodged and potentially fall causing a health and safety concern for pupils, staff and the general public.
8. Officers appointed a specialist roofing project management company to formulate a specification that would fall within planning regulations and make the roof safer for the school pupils, public, and protect the internal building fabric from water ingress.
9. The recommended solution is to install a robust metal sheet panel system that has a similar visual appearance as the existing slate tiles consistent with planning requirements and would prevent any loose tiles falling from the roof, thereby minimising any future risk to customers, pupils and the general public.
10. Officers have consulted internal and external energy consultants and OCC officers in considering opportunities for energy efficient initiatives including upgrading the insulation in the areas where the replacement works are being undertaken.
11. Officers tendered the project in accordance with the council's procurement process. Following the evaluation of the tenders, officers recommend that Fergal Contracting will be the most suitable contractor and that they should be appointed based on providing the most economically advantageous tender and their experience in delivering similar works. The evaluation details relating to the seven submitted tenders can be found in appendix A which demonstrates the split of marks awarded to each contractor based on 60% on the marks given for price and 40% for quality.
12. Officers anticipate works will start within six weeks of signing of the contract and works to be completed within 14 weeks subject to suitable weather conditions. There will be no impact on the operational service provided by the leisure centre and school operations as all the works are outside of the centre and will be suitably fenced off to prevent access to the work area.

## **Options Considered**

13. Officers have considered only replacing the affected broken tiles, but this does not reduce the risk of further tiles causing a continuing health and safety risk to the public and water continuing to penetrate the building. This option was discounted.

## Financial Implications

14. The works will be funded from the approved Leisure Centre – Capital Works budget and with the appropriate contribution from OCC as required under the Joint Use Agreement which equates to 32% or £40,414 of the cost of the works. There are sufficient funds within the leisure centre capital works budget to fulfil the district council's contribution to undertake these works.

## Legal Implications

15. The appointment of the contractor would be made through a suitable building contract which would be finalised with the legal team.

## Risks

16. To minimise or negate risks, the provision of Risk Assessments and Method Statements (RAMS), a Project Lifetime and a Construction Phase Plan formed part of the Request for Quotation Employers Requirements in the procurement process. The works will be carefully monitored to ensure the project is carried out in accordance with the contract specification, timescales and budget.

## Other implications

17. None

## Conclusion

18. Officers agree that this design is the best solution and the most economically advantageous tender and request that Cabinet approve the appointment of Fergal Contracting to deliver the project at Park Sport Centre.

## Background Papers

- Individual Cabinet Member Decision July 2018 - transfer of capital scheme from provisional to approved programme

**Appendix A**

| <b>Contractor</b> | <b>Quality</b> | <b>Cost</b>           | <b>Overall</b> | <b>Standing</b> |
|-------------------|----------------|-----------------------|----------------|-----------------|
| A-                | <b>26%</b>     | <b>41% - £186,166</b> | <b>67%</b>     | <b>4</b>        |
| B-                | <b>27%</b>     | <b>60% - £126,294</b> | <b>87%</b>     | <b>1</b>        |
| C-                | <b>26%</b>     | <b>45% - £167,797</b> | <b>71%</b>     | <b>3</b>        |
| D-                | <b>24%</b>     | <b>32% - £235,279</b> | <b>56%</b>     | <b>6</b>        |
| E-                | <b>13%</b>     | <b>46% - £165,530</b> | <b>59%</b>     | <b>5</b>        |
| F-                | <b>20%</b>     | <b>25% - £307,480</b> | <b>45%</b>     | <b>7</b>        |
| G-                | <b>26%</b>     | <b>60% - £126,980</b> | <b>86%</b>     | <b>2</b>        |