

Committees:	Dates:	
Community and Children's Services Committee	8 March 2019	
Project Sub Committee	22 March 2019	
Subject: Petticoat Tower Fire Doors	Gateway 5 Authority to Start Work Light	Public
Report of: Director of Community & Children's Services Report Author: Jason Crawford		For Decision

Recommendations

1. Appoint Vento to carry out the works
2. Approve the works budget of £274,268.09
3. Approve an additional budget of £20,570.11 to cover staff costs
4. Approve fees of £2,000 (building regulations application)
5. Note the expenditure to date of £1,590
6. Note the new overall project cost (Inc. expenditure to date) £298,428.20

Summary

Project Status	Green
Projected Time Line	February 2019 – Approval to appoint contractor February 2019 – Appoint Contractor, Let Contract February/March 2019 – Start works on site August/September 2019 – Complete Works
Programme status	Pending Approval of Gateway 5 to appoint contractor
Last approved budget	£198,000 (estimated at Gateway 1/2)
Latest estimated costs	£298,428.20 (Inc. expenditure to date, fees & staff costs)
Expenditure to date	£1,590 (Pilot Installation of FD60 fire door)

Progress to date (including resources expended)

At Gateway 1/2 committee approval was given to proceed, and to progress along the light route straight to Chief Officer for approval on completion of tender. We originally estimated the costs of works to be £198,000, based on an indicative quote received from Gerda.

However, following the installation of the pilot door we undertook further inspections and discovered that all of the 2-bedroom properties have panelling above the front doors which were found to contain asbestos.

As such we have had to account for additional works to safely remove and dispose of asbestos panels in 40 of the properties and replace them with compliant fire stopping materials.

The additional work was included as part of the tender process and accounts toward the increase from the original estimate of £176,000 to £274,268.09. Staff costs have also been re-calculated.

	<u>Gateway 1/2</u>	<u>Gateway 5</u>	<u>Variance</u>
Works	£176,000	£274,268.09	£98,268.09
Fees	£17,600	£2,000.00	-
Staff Costs	£4,400	£20,570.11	£16,170.11
Expenditure to date	-	£1,590.00 (pilot)	-
Total	£198,000	£298,428.20	

The variance in the works reflects the price submitted in the tender and includes £43,118 for the inspection, removal and disposal of the asbestos panels which wasn't originally accounted for at Gateway 1/2.

A full, compliant tender process for the works contractor has been completed in conjunction with the City Procurement Service (CPS). The contract is based upon the specification laid out in the Tender documentation and the intention is to fit 60 minute fire door sets.

City of London upheld a commitment made in the past not to re-charge Leaseholders for these works, and as such there was no statutory section 20 consultation required.

Proposed way forward

To appoint Ventro to undertake the works at a cost of £274,268.09

A full and compliant tender process has been completed in conjunction with City Procurement. Three tenders were received and fully evaluated on the quality and cost criteria from which Ventro were identified as the winning contractor. The tender results were:

	Ventro	Doors Plus	SER
Tender Price (works)	£274,268.09	£279,389.00	£166,080.00
Score from Quality split	40	40	13
Pricing Score	24	24	40
Total	64	63	53
Rank	1	2	3

Total Estimated Cost

	Cost £
Contract Value	£274,268.09
Staff Costs	£20,570.11
Fees (building regulations application)	£2,000
Expenditure to date	£1,590.00
Total	£298,428.20

Main Report

1. Design summary	Installation of FD60 minute rated fire Door Sets to all tenanted and Leaseholder properties at Petticoat Tower on the Middlesex Street Estate.										
2. Delivery team	<ul style="list-style-type: none"> Ventro has submitted the winning tender and will be contracted to undertake the work. Ventro will undertake the duties of Principal Designer (under the Construction Design and Management (CDM) Regulations 2015). 										
3. Programme and key dates	<p>Contractor appointment – January/February 2019</p> <p>Start on site – February/March 2019</p>										
4. Outstanding risks	<p>Overall project risk: Green</p> <p>Low Risk - The intended works have previously been carried out successfully to other properties on Petticoat Square.</p>										
5. Budget	<p>An estimated budget of £198,000 was identified at Gateway 1/2, as follows:</p> <table border="1"> <thead> <tr> <th>Description</th><th>Cost</th></tr> </thead> <tbody> <tr> <td>*Works</td><td>£176,000</td></tr> <tr> <td>Fees / consultancy</td><td>£17,600</td></tr> <tr> <td>Staff Costs</td><td>£4,400</td></tr> <tr> <td>Total</td><td>£198,000</td></tr> </tbody> </table> <p>Funding Strategy: Housing Revenue Account (HRA)</p> <p>* Based on estimated costs for 88 x 60-minute rated fire safety doors with fully compliant door furniture.</p> <p>The works costs were estimated to be £176,000. The tender from Ventro is £274,268.09, which is 39% more than the previous estimate. This increase reflects the need to remove and dispose of asbestos panels found in the 2-bed properties.</p>	Description	Cost	*Works	£176,000	Fees / consultancy	£17,600	Staff Costs	£4,400	Total	£198,000
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Total	£198,000										
6. Success criteria	<ol style="list-style-type: none"> Completion of all required works to meet statutory and City standards. Achievement of expected lifespan of 30 years for new installations. Improved security. Improved thermal performance. 										
7. Progress reporting	Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue Report to Spending and Projects Sub Committees										

Appendices

Appendix 1	PT8 procurement Report
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Contact

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