

DECISION MAKING REPORT

Report for: Stephen McDonnell - Assistant Director of Commercial & Operations

Item number: N/A

Title: Bruce Castle Museum Phase 1 Works

Report

Authorised by: Hugh Gravelle – Client & Commissioning Manager

Lead Officer: Deborah McGhee – Building Surveyor

Ward(s) affected:

Report for Key/

Non Key Decision: Non key decision

1. Describe the issue under consideration

Haringey, Client & Commissioning Manager seeks authorisation to appoint a consultant for the delivery of the Phase 1 works package of repairs and maintenance at Bruce Castle Museum and Haringey Archives.

Bruce Castle Museum is a Grade I Listed building and as such special consideration will be required to ensure the correct conservation strategy is incorporated within the overall scheme.

Works comprise of investigative surveys, repairs and restoration to the external elements of the building in line with the full condition survey completed in 2016; to include timber repair and redecoration to external windows, and liquid applied Decothane covering to asphalt roofing areas.

The programme of repairs involves relatively minor work to retain the historic fabric, prevent further damage and enhance durability. It is a case of good conservation maintenance than major intervention.

Materials and their application have been agreed in advance with the Haringey Conservation officer.

In accordance with Haringey Council's procurement requirements, an invitation to tender was issued on 28 April 2017 to three pre-selected consultants, all of whom had previous experience with heritage buildings. The tender period was two weeks, with a return date of 1pm on Monday 15 May 2017. The consultants pre-selected by Haringey Council were:

- Ridge and Partners PLC
- Ingleton Wood LLP
- Atkins Global

Tenders were returned from two contractors to the offices of Haringey Council by 1pm on Tuesday 23 May 2017. Documents were opened by Mike McAuliffe in the presence of Sam Fegan on the 17 May 2017.

Atkins Global did not submit a tender proposal. Ridge and Partners LLP and Ingleton Wood LLP submitted tenders which were examined in detail and considered to be bona-fide.

The two submitted tenders were reviewed for price and quality based on 60% quality : 40% price.

The quality submissions were assessed by representatives of the London Borough of Haringey and Bruce Castle Museum and scored as follows:

No.	Contractor	QDP (60%) Score	Price (40%) Score	Total Score
1	Ridge and Partners LLP	48.00%	30.62%	78.62%
2	Ingleton Wood LLP	49.20%	40.00%	89.20%
3	Atkins Global PLC	0.00%	0.00%	0.00%

2. Cabinet Member Introduction

N/A

3. Recommendations

Following a review of the tenders submitted by both Ridge and Partners LLP and Ingleton Wood LLP demonstrates that works have been priced competitively. We have discussed the scope of works with both contractors who have confirmed that they have priced all elements correctly and are aware of the quality expected of the completed works.

Following an evaluation of the tender documents received, Ingleton wood LLP scored highest of all bidders with a combined score for cost and quality of 89.2% as opposed to Ridge and Partners LLP who scored 78.62%.

Ingleton Wood LLP have confirmed they are willing to work as Project and Contracts Manager and are aware of the full requirements of the project.

Comparison of the submissions demonstrates that the tender submitted by Ingleton Wood LLP provides best value based on the price and quality evaluation criteria. Given current levels of pricing and costs obtained for works of a similar nature, the tender represents a competitive price for executing these works.

Based upon the evaluation undertaken and review of the documentation submitted, it is recommended that Haringey Council accepts the proposal submitted by Ingleton Wood LLP at a fee of 9.95% of the total value of the project.

4. Alternative options considered

Do Nothing – the Council has a commitment to ensure all our buildings are fit for purpose and safe. This building has suffered from neglect and lack of funds for a number of years. Bruce Castle Museum is a Grade I listed building. Given the historic significance of the building it is essential that works to mitigate any further deterioration are undertaken at the earliest opportunity.

Alternative Frameworks – the option of using a framework contract was considered using Haringey’s facilities management partner, Amey. However, given the special requirements of a heritage project of this nature, it was decided that a heritage consultant would be required to fulfil the contract.

5. Background information

The Capital Spend by Client & Commissioning Team is to improve this commercial building and external area to a suitable standard.

Three approved suppliers were invited to provide a fee proposal, for a pre quotation budget of £375,000. All the contractors invited to submit a quotation are selected via Constructionline.

This report seeks approval to award a contract to Ingleton Wood LLP to carry out these works.

6. Contribution to strategic outcomes

Corporate Plan 2015-18 – Priority One: To enhance the Security and Health & Safety of all members of the public, staff & contributors that use this location.

7. Statutory Officers Comments

Procurement Comment

The quotation has been prepared and tendered on price and quality based on 60% quality : 40% price.

Finance Comment

The costs to carry out this project work will be funded by Haringey Client & Commissioning Manager, capital budget 2017-18.

Legal Comment

N/A

8. Use of Appendices

N/A

9. Local Government (Access to Information) Act 1985

This report is exempt from publication under Part 1. 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information)