



**Philip Seccombe
Police and Crime
Commissioner
for Warwickshire**

Decision Application WPC20039

Roof renewal Stratford upon Avon Police Station and Court

Application Date:	17/10/2019	Name of Applicant:	Marie Bird (PPL)
Application Decision Reference: WPC20039			
1. Summary of the application			
To authorise the appointment of a contractor for the roof at Stratford upon Avon Police Station and Courts complex.			
2. Background information:			
<p>Stratford upon Avon Police station requires major investment to ensure it remains fit for purpose, as the current state of repair is extremely poor with several leaks in the building now causing problems with the internal ceiling, as well as the roof structure. The proposal is an overlay system whereby new finishings are bonded to the existing. The main gutter channels to the roof surface will be replaced and some of the roof fibre board decking replaced as required. Some roof lights will be removed where no longer required, others will be replaced upgrading their thermal properties.</p> <p>Graham FM has carried out the tendering exercise with three tenders being received and evaluated. If authority is received before the 2nd November, work can start on 4 November, completion is anticipated February 2020.</p>			
3. Whether additional information/report is attached to support this decision application			
Yes – Confidential Budget Data and Works Report (Part 2)			

4. Expected benefits (non-financial)

The investment will result in a watertight roof that will protect the building fabric. This will recreate a fit for purpose working environment for staff in the current station and allow potential refurbishment of the former Courts, planned maintenance, reactive repair costs and associated disruption will be avoided. The life of the building extended substantially, as the works has an insurance backed guarantee for 20 years

5. Impact of not approving the application

If the roof is not renewed completely, work under the planned maintenance programme for temporary repairs will be needed. Patching type work cannot be guaranteed and further disruption may occur as the roof degrades further causing new leaks. Complete roof renewal will be guaranteed for at least 20 years and will provide better value for money than patching.

6. Costs

Revenue: None identified

Capital:

Three tenders were submitted and evaluated, basic tenders are summarised below.

General Asphalt	£299,965 95	16 weeks contract length
RIO	£321,801 19	20 weeks contract length
Solihull Roofing	£294,704 20	20 weeks contract length

It is recommended that the General Asphalt bid at £299,965.95 plus 3,000 mechanical work (roof plant & cables), 1,000 asbestos survey & associated works, consultants fees and building regulations £25,350 which gives a total of £329,315.05 (rounded to £329,400). This is primarily due to its reduced contract length for the extra £5,261.

Full details are outlined in the Recommendation of tender report, attached to this report

7. Savings:

As a result of this capital investment there will be a substantial reduction in proposed planned maintenance expenditure for temporary repairs and patching. The introduction of additional insulation will also reduce heating costs.

8. Equality and Diversity Implications:

Nothing specifically identified.

9. Treasurer's comments

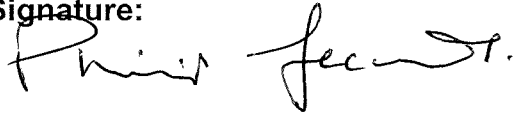
The estimated costs of replacing the roof are included within the confidential section of this report.

10. Legal/Monitoring Officer comments

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the Police and Crime Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report.

Decision of the Police and Crime Commissioner

I hereby approve the above proposal to appoint Graham FM (General Asphalt) to carry out the works for a total of £329,400.

PCC Signature:**Date of Decision:**

15 / 11 / 19.