


<p align="center"><b>London Borough of Hammersmith &amp; Fulham</b></p> <p align="center"><b>CABINET</b></p> <p align="center"><b>7 MARCH 2016</b></p>	
<p align="center"><b>EXTERNAL REFURBISHMENT OF THE ELEVATIONS, ROOF WORKS AND SOME DEFINED INTERNALS FOR HAMMERSMITH CENTRAL LIBRARY</b></p>	
<p><b>Report of the Cabinet Member for Finance: Councillor Max Schmid &amp; Cabinet Member for Environment, Transport and Residents Services: Councillor Wesley Harcourt</b></p>	
<p><b>Open Report</b></p> <p>A separate report on the exempt part of the Cabinet agenda provides exempt financial information.</p>	
<p><b>Classification - For Decision</b></p> <p><b>Key Decision: Yes</b></p>	
<p><b>Wards Affected:</b> Hammersmith Broadway</p>	
<p><b>Accountable Director:</b> Maureen McDonald Khan – Director of Building and Property Management</p>	
<p><b>Report Author:</b> Kevin Bridge – Project Manager (LINK )</p>	<p><b>Contact Details:</b>  Tel: 07739315400  E-mail:  kevin.bridge@rbkc.gov.uk</p>

## 1. EXECUTIVE SUMMARY

- 1.1. The external refurbishment of the roof, external elevations and external water drainage of Hammersmith Central Library is a key corporate priority for 2016. These works will provide reliable water proofing system, better drainage and improvement to the thermal quality of the building. This will preserve the life expectancy of the building and further protect the investment made internally in 2014 as part of the “More than a Library Brand”, to improve the customer offer, and to repair and upgrade the internal fabric of the building.
- 1.2. Post completion of the internal works in 2014 widespread water penetration from the exterior was identified. Amey Community Limited was commissioned in January 2015 to undertake a full external condition survey. This identified that the existing roof covering, exterior surface drainage and externals have deteriorated extensively in parts over time

and in a poor state of repair. This is causing the water to penetrate internally causing damage to the newly finished internal fabric in parts of the building.

## **2. RECOMMENDATIONS**

- 2.1. That approval be given for the works to be procured from Amey Community Limited to commence on 4<sup>th</sup> April for a period of twenty-six weeks in accordance with the approved Terms and Conditions of the Shared Service - TFM contract.

## **3. REASONS FOR DECISION**

- 3.1. This report is seeking Cabinet approval to instruct Amey Community Limited under the Shared Service - TFM contract in accordance with the approved Terms and Conditions to procure services from Heeran Construction and to manage and carry out the urgent external refurbishment and repairs required in order to protect the building asset from further deterioration.
- 3.2. The existing roof covering (including roof lights) and external walls have deteriorated extensively over time and are in a poor state of repair causing widespread water penetration damage to the internal fabric of the building. These works need to be undertaken to provide reliable water proofing and improve the thermal quality of the building which will extend the life expectancy of the building.
- 3.3. In 2014 Hammersmith Central Library underwent a major internal refurbishment as part of the "More than a Library Brand" to improve the customer offer, and to repair and upgrade the internal fabric of the building. Completion of the exterior refurbishment of Hammersmith Library, is now a key corporate priority for 2016 to further protect the investment already made internally.
- 3.4. Amey Community Limited have tendered and completed a quotation analysis which was verified by LINK and recommends that Cabinet accepts the quotation submitted by Heeran Construction for the proposed works as detailed in paragraph 5.1.

## **4. INTRODUCTION AND BACKGROUND**

- 4.1 Hammersmith Library is a Carnegie Central Library designed by Henry T Hare and was constructed in 1905. It is a Grade II listed building. The library is considered to be an example of "Edwardian Baroque" with external walls comprising red stock brick and Portland stone construction with Palladian windows. The front elevation features sculptural ornaments (including those of Shakespeare and Milton and reliefs of Literature and Art, Industry and Science) in Portland stone. The roof is principally a pitched roof with a covering of natural slate although there are flat roofs

with asphalt roof coverings to the rear. The windows are predominantly single glazed leaded light metal casement windows within timber frames.

- 4.2 In 2014, as part of “More than a Library Brand” already implemented at other H&F libraries, Hammersmith Library underwent an extensive internal refurbishment. This aimed to incorporate all opportunities to improve the customer offer, to repair and upgrade the internal fabric of the building as well as ensuring the refurbished facility is as cost effective as possible.
- 4.3 Areas of water penetration were identified after the completion of the internal works. Amey Community Limited were commissioned in January 2015 to undertake a full condition survey to the roof & external elevations of Hammersmith Central Library. The subsequent report identified the existing condition and specified remedial works required to extend the life expectancy of the building. The finalised report was issued in April 2015, along with a preliminary programme for tender, procurement and completion of the works.
- 4.4 This report is seeking Cabinet approval under the Shared Service - TFM contract to instruct Amey Community Limited, in accordance with the approved Terms and Conditions, to procurement services and to manage and carry out the extensive external repairs urgently required.

## **5. PROPOSAL AND ISSUES**

- 5.1. The proposed works are to replace the existing roof covering, repair water penetration points and improve drainage and water run-off whilst ensuring that the building remains operational and that disruption to the users is minimal. Works also include for the repair of cosmetic decoration damaged internally by water penetration in selective areas. The proposal will reduce the maintenance of the building and prevent further deterioration.

### **5.2 Procurement Details**

- 5.2.1 The Cabinets of each of the Shared Services Councils gave approval to the appointment of Amey Community Limited to provide Facilities Management Services for a period of 10 years (Plus 3 year's optional extension). The Cabinet of Hammersmith & Fulham Council gave their approval on the 13<sup>th</sup> May 2013.
- 5.2.2 Client-side officers from LINK (Shared Services) have reviewed the project requirements and programme timescale and agree that the appointment of Amey Community Limited is appropriate for this project. The contractor has been approached and agrees that they can meet the specific requirements of this project. LINK confirms that Amey Community Limited has procured the subcontractor in line with the Council's procurement process.

### **5.3 Funding, Cash flow and programme of works**

- 5.3.1 The funding for this scheme will be met from the Corporate Planned Maintenance Programme and was approved at Cabinet on the 3<sup>rd</sup> March 2015 as a key decision.
- 5.3.2 Amey Community Ltd has carried out a tender process and obtained specialist sub-contractor tenders.
- 5.3.3 It is recommended that the contract be awarded to Amey Community Ltd and their subcontractor Heeran Construction to undertake the urgent external refurbishment and repairs required in order to protect the building asset from further deterioration.

### **5.4 Programme of works**

Projected start on site: 4<sup>th</sup> April 2016

Projected Completion: 3<sup>rd</sup> October 2016

## **6. OPTIONS AND ANALYSIS OF OPTIONS**

- 6.1 External refurbishment of the roof, external elevations and external water drainage of Hammersmith Central Library are urgently required due to extensive deterioration over time causing water penetration and damage to the newly finished internal fabric in parts of the building. If works are not carried out, this would continue to degrade further reaching limits beyond economical repair.

## **7. CONSULTATION**

- 7.1 These works form part of the Corporate Planned Maintenance Programme – TFM which was approved by Cabinet on the 13<sup>th</sup> May 2015.

## **8. EQUALITY IMPLICATIONS**

- 8.1 There are no Equality Implications.
- 8.2 Implications verified/completed by: Kevin Bridge, LINK

## **9 LEGAL IMPLICATIONS**

- 9.1 The recommendation to carry out works which amount to planned maintenance is supported by the Project Agreement with Amey Community Limited dated 10<sup>th</sup> June 2013. This agreement allows sub-contracting.
- 9.2 The cost of these works including fees should be verified for pricing under the Project Agreement between the Councils (the agreement is between Amey and RBKC, WCC and LBHF) and best value considerations.

9.3 Implications verified/completed by: Jonathan Miller (Contracts)

## **10 FINANCIAL AND RESOURCES IMPLICATIONS**

10.1 The funding for this scheme will be met from the Corporate Planned Maintenance Programme and was approved at Cabinet on the 2<sup>nd</sup> February 2015 as a key decision. This is a variation to programme and is in accordance with the agreed protocol for the programme amendment and scheme substitution.

10.2 Implications verified/completed by: Gary Hannaway, Head of Finance – TTS.

## **11. RISK MANAGEMENT**

11.1 The Building and Property Management Service maintains a risk register, risks are regularly reviewed and assessed for their significance, the risks associated with the strategic risk register are;

- Market testing; risk number 4, ensuring the best possible services are delivered at lowest possible cost to the taxpayer through procured services.
- Business Continuity and service resilience, minimising any disruption of services to our customers, risk number 6;
- Managing Statutory duty including Health and Safety, risk number 8;
- and Maintaining Standards and Delivery of Care;

The recommendations to undertake the works contribute positively to the mitigation of risk. There are no other strategically significant risk implications associated with the report. Contractors to work safely and in accordance with the Council Health and Safety standards.

11.2 Implications verified/completed by: Michael Sloniowski, Shared Services Risk Manager (Risk Management).

## **12. COMMERCIAL & PROCUREMENT IMPLICATIONS**

12.1 The Director agrees with the recommendations contained in this report. There are no procurement related issues as the recommendation relates to an order to be placed with Amey Community Ltd who is the Council's contractor responsible for managing its estate buildings under the "Tri-borough's' Total Facilities Management Contract". In accordance with the contractual arrangements with Amey, Amey have tendered the works and propose to sub-contract this element of the project to Heeran Construction.

12.2 Implications verified/completed by: Alan Parry, Interim Head of Procurement (Job-share).

**LOCAL GOVERNMENT ACT 2000**  
**LIST OF BACKGROUND PAPERS USED IN PREPARING THIS REPORT**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	None		

**LIST OF APPENDICES:**

None.