

	UHI North, West and Hebrides Board
<b>Subject</b>	Estates – Campus Roof
<b>Action requested</b>	<input type="checkbox"/> For information only <input type="checkbox"/> For discussion <input type="checkbox"/> For recommendation <input type="checkbox"/> For endorsement <input checked="" type="checkbox"/> For approval
<b>Summary of the paper</b>	The purpose of this paper is to seek approval to progress the repair of the Stornoway campus roof. Given the costs of £178k it is above the threshold for ELT approval.
<b>Resource implications</b>	Yes. Staff time and engagement of professional services and contractors as part of the procurement and costs
<b>Risk implications</b>	Additional issues emerging over the coming bad weather
<b>Date paper prepared</b>	June 2024
<b>Date of Board / Committee meeting</b>	18/6/23
<b>Author</b>	Doug Rattray
<b>Link with strategy</b>  Please highlight how the paper links to the Strategic Plan	The project links directly to the draft strategy for estates.
<b>Island communities</b>	The rural and islands college merger may have an impact on the Western Isles and islands covered by West Highland College that is different to other communities. As part of the merger process, the University will undertake an Island Communities Impact Assessment.
<b>Status</b> (e.g., confidential, non-confidential)	Non confidential
<b>Freedom of information</b>	Yes
<b>Consultation</b> How has consultation with partners been conducted?	Consultation has been ongoing within estates teams and affected staff in Stornoway

## **Recommendation**

F&GP approve the proposed works and spend subject to full board approval:

We are seeking approval to proceed with the scoping, planning and eventual procurement of works to replace sections of the roof on the Stornoway campus that are damaged and are resulting in water ingress into newly developed Technology and Innovation Centre. This is based on the need, required action and case for funding as outlined in the main body of the report.

The estimated cost for the project is: **£176,848.80 excl. VAT**

The committee may wish to approve up to the above amount as a ceiling until costs are finalised.

# Stornoway E-Block Roof Repair

Doug Rattray, Head of Facilities, 14-06-2024

## Request for Approval

This paper is seeking ELT approval to proceed with the scoping, planning and eventual procurement of works to replace sections of the roof on the Stornoway campus that are damaged and are resulting in water ingress into newly developed Technology and Innovation Centre.

The paper will detail:

1. The **needs case** - A description of the damaged roof sections, background information, discussion of mitigation options and discussion of consequences of non-intervention.
2. The **proposed actions** – A proposal for the resolving the needs case.
3. **Further detail** – An estimated scope of works, cost, and proposed timeline.
4. **Funding mechanism** – Overview of 24/25 SFC grant allocation, how these works are to be prioritised and planned alongside our 2024/25 schedule of planned works.
5. **Procurement method** – Overview of proposed route to procure services.

## 1. Needs Case

To date UHI NWH have instructed Fraser Architecture (FA) (Sub-contracting Fowler McKenzie Limited) to inspect the roof over E-Block on the Stornoway Campus. Fraser Architecture are providing principal designer and architectural services to the college for the OH Campus Redevelopment Project and were therefore able to provide a fast response to water ingress. Fraser Architecture inspected the roof on 29th November 2023, 24th January 2024 and 1st February at which time they were joined by Phil McKenzie of Fowler McKenzie. This inspection resulted in a condition survey for the damaged roof. (attachment 1).

This condition survey describes the damage noting however, that a further invasive survey is required to fully scope out the works required. The initial survey found that the existing sheeting has become deformed (due to maintenance traffic), with the eaves bent so that water pools at the end of each panel. Capillary action due to wind pressure can then drive this water into the interior of the building.

The survey also notes that there has been ongoing maintenance along the ridges flashing and eaves, using large amounts of silicone, by UHI NWH to aim to block off this capillary action, however it is the deformation of the sheets and the pooled water that is in all probability the main cause for ingress.

The internal gutter penetrations to internal rainwater pipes were also noted as being of concern, there were visible drips from this instance in the north east side of room E001, and there are instances where there are several maintenance jobs had been undertaken (most likely conducted of numerous years to aim to stop recurring water ingress).

Images of damaged roof:



*Figure 1: Damaged sheets w/ water pooling*



*Figure 2: Existing ridge detail with signs of past repair.*



*Figure 3: Loose ridge drip trim.*

This roof is located above E-Block. E-Block has recently seen significant internal redevelopment (approx. £1.6M Island Deal) as part of the OH Campus Redevelopment project to develop the area into a modern STEM teaching area. The newly named Technology and Innovation Centre is positioned to be a major attractor for students seeking to study in sectors including engineering, renewable energy, hydrogen technology, robotics, advanced manufacturing and houses our engineering apprenticeship students in Stornoway. Water ingress into the area is currently being redirected away using temporary measures, though it is felt that more robust protection is required before the winter season.

*Note that attachment 1 also outlines a potential repair, that the UHI NWH Estates Team supported by APUC found to be lacking in design assurance. When asked to provide a quote for replacing sections of the damaged roof, OMAC Construction Ltd (sub-contracting FA and Fowler McKenzie Ltd.) provided a quote that was not felt to evidence good value for money. This assessment was backed by an independent review by roofing engineers from Marsh and Riddell who were asked to review their quotation on our behalf. It was decided to not pursue this line of enquiry further at this time.*

## 2. Proposed Actions

Engagement with Marsh and Riddell to date (which has been conducted remotely as a desktop exercise in which shared photos have been used to indicate damage) has led us to believe that it is likely that damaged areas of the roof will need to be replaced. We have been provided a provisional indication of the scope of works and estimated cost, however, further on-site surveying from a professional roofing specialist is required to provide us with a detailed scope of works, cost estimate, information on lead times and a provisional programme of works. This information is required to allow us to procure the remedial works.

Early indications of works and estimated costs (from desktop survey) are presented in the following section for information purposes.

At this stage, the proposed action is to procure the services of a roofing specialist to conduct a roofing survey on-site in Stornoway where they will be able to fully assess the damage and provide us with the necessary information for us to procure against. This survey shall be principally over the roof of E-Block, with staff from UHI NWH indicating sites of water ingress or locations requiring year-on-year maintenance works.

On top of the scope of works, etc., the roofing specialist will also be asked to propose short-term mitigating options that can be considered to implemented to protect the roof during the 24/25 winter season until the works can be completed (provisionally thought to be in Summer 2025).

## 3. Further Detail

A bill of quantities provided by Fowler McKenzie, breaks down the areas of the roof that are proposed to be replaced. (Attachment 2). This bill of quantities identifies the following areas:

- Standing Seam Roof
- E043 Roof Link
- Lathe Workshop (E001)
- Future Energy Lab.

This bill of quantities was priced at £149,645.12, excluding several items of enabling works.

The independent review (desktop exercise not supported by site visit) conducted by Marsh and Riddell, provisionally found that a tender price for the roof refurbishment being proposed including enabling works should be estimated at £176,848.80. (Attachment 3). For planning purposes, we are currently assuming the value of the works to be:

**£176,848.80 excl. VAT**

This value will be revised following provision of a scope of works and finalised during procurement.

Given the assumed value of the works a compliant procurement process will likely take approximately 6-8 weeks to complete. It's also assumed that materials for a roof replacement could hold significant lead time to procure, (approx. 10-12 weeks). To allow adequate time for this activity, and to minimise disruption to the operation of the college, these works are being provisionally being planned for Summer 2025.

## 4. Funding Mechanism

It is proposed that these works be funded by the 2024/25 FE Capital Grant which is valued at £780,524.00. This value is to be split between Repairs and Maintenance works (RDEL) and Capital Works (CDEL). The final split of which is still to be confirmed by the Scottish Funding Council but we expect a significant proportion to have to be spent on CDEL. Our current Estates major works plan for 2024/25 includes the following items, associated cost estimates and designation of CDEL / RDEL.

*Note that these works are DRAFT SUBJECT TO APPROVAL. This list is a **draft** allocation of the capital grant for 2024/25 and will be subject to review on an ongoing basis. Approval of specific items on the schedule will be sought at the appropriate delegated authority levels prior to works going ahead.*

Allocated Project	Value (inc. VAT)	CDEL	RDEL
Stornoway E-Block Roof Sectional Replacement	210,450	X	
Broadford Roof Repair	15,000		X
Reinstate Admissions Windows Thurso	50,000*	X	
ROV Centre (subject to approval of project)	80,000	X	
Boiler Replacement Stornoway	96,000*	X	
Structural Repair Benbecula	60,000*		X
Burghfield Annex – Clearance & Pest Control	5,000*		X
Drain Repair Fort William	30,000		X
Dornoch Roof Repairs (Early planning)	80,000*		X
<b>Total</b>	<b>626,450</b>	<b>70%</b>	<b>30%</b>
<b>Unallocated to projects</b>	<b>154,073</b>		

\* Very early provisional cost estimation.

## 5. Procurement Method

Works will be procured in accordance with the UK Government Public Sector Procurement Regulations<sup>1</sup>. APUC shall provide procurement support to UHI NWH to ensure that the procurement of all aspects of these works are compliant.

It is assumed that the enabling works (Site survey, production of scope of works, etc.), shall be via direct appointment to a roofing specialist, e.g., Marsh and Riddell, procured via a compliant Framework.

Given the estimated value of remedial works, it is currently assumed that procurement for these works will be via an Open Tender exercise, managed by APUC on our behalf and run through Public Contract Scotland.

---

<sup>1</sup> <https://www.gov.uk/guidance/public-sector-procurement-policy>