

WIRRAL COUNCIL

PENSIONS COMMITTEE

29 MARCH 2011

SUBJECT	241 BROOKLANDS ROAD, WEYBRIDGE, SURREY – AIR CONDITIONING
WARD/S AFFECTED	ALL
REPORT OF	DIRECTOR OF FINANCE
RESPONSIBLE PORTFOLIO HOLDER	COUNCILLOR GEOFFREY WATT
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The report informs Members of the outcome of a recent tendering exercise in respect of air conditioning plant replacement works for 241 Brooklands Road, Weybridge which is owned by MPF as part of the direct property investment portfolio. The tendering exercise was conducted on behalf of MPF by CB Richard Ellis (CBRE).

2.0 RECOMMENDATION

- 2.1 That Members note the acceptance by the Director of Finance under delegation of the lowest tender submitted by Risby Air-Conditioning Company, for air conditioning plant replacement works at 241 Brooklands Road, Weybridge.

3.0 REASONS FOR RECOMMENDATIONS

- 3.1 Following a competitive tendering exercise based on a Builders Specification and the JCT Design and Build Contract (DB05) DB/G, the lowest cost tender was recommended by CBRE.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 The existing ground floor tenant agreed to take a 10 year lease of the whole building. The heads of terms included the refurbishment of the first floor including air conditioning,
- 4.2 The timescale for completing all the works and occupation was extremely tight and therefore it was agreed the works would be separated.
- 4.3 On 11 January 2011 the Pensions Committee approved the refurbishment works.
- 4.4 For the air conditioning replacement works, four companies were invited to tender, however two tender submissions were received late and therefore invalid. Details are set out in the Exempt Appendix.

5.0 RELEVANT RISKS

- 5.1 No major risks are perceived. The outline design was provided by CBRE Engineering with full design being completed by the contractor. A Warranty is being provided by the main contractor and sub contractor. The works are being project managed by CBRE Building Consultancy and CBRE Health and Safety are acting as Construction Design and Management (CDM) - Coordinator.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 There are no other options considered in this report.

7.0 CONSULTATION

- 7.1 There has been no consultation undertaken or proposed for this report. There are no implications for partner organisations arising out of this report.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 There are none arising out of this report.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1. The lowest tender was for £415,854.54
- 9.2. A proportion of the costs will be met from an initial contribution from the tenant. However MPF will fund around 75% of the costs, as the improvements will enhance the value of the building.

10.0 LEGAL IMPLICATIONS

- 10.1 There are none arising out of this report.

11.0 EQUALITIES IMPLICATIONS

- 11.1 There are none arising out of this report.
- 11.2 An Equality Impact Assessment (EIA) is not required.

12.0 CARBON REDUCTION IMPLICATIONS

- 12.1 The tenant will be responsible for directly meeting the energy costs in the building. There will therefore be no implications for the Administering Authority.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

- 13.1 There are none arising out of this report.

REPORT AUTHOR: Gerard Moore
Financial Controller – Merseyside Pension Fund
telephone: (0151) 242 1307
email: gerardmoore@wirral.gov.uk

FNCE/46/11

APPENDICES

Exempt Appendix: details of tender submissions

REFERENCE MATERIAL

JCT Design and Build Contract (DB05) DB/G

SUBJECT HISTORY

Council Meeting	Date
Pensions Committee: Refurbishment at 241 Brooklands, Weybridge: office configuration and redecoration of common areas	11 January 2011