

WIRRAL COUNCIL

FINANCE AND BEST VALUE OVERVIEW AND SCRUTINY COMMITTEE

17 SEPTEMBER 2007

REPORT OF THE DIRECTOR OF FINANCE

TREASURY BUILDING IMPROVEMENTS

1 EXECUTIVE SUMMARY

- 1.1 This report informs the Committee of four contracts awarded for improvements to the Treasury Building, Cleveland Street, Birkenhead.

2 BACKGROUND

- 2.1 The Treasury Building stands on the corner of Hamilton Square at the junction of Cleveland Street and Argyle Street Birkenhead and was constructed in the mid 1950's with an extension added some 10 years later.
- 2.2 The building is used by the Finance Department and currently accommodates approximately 200 staff together with the corporate data centre in two dedicated areas each with their own air conditioning and fire detection and suppression equipment.
- 2.3 The building is protected by fire and intruder alarms linked to the 24 hour control room in the Cheshire Lines Building.
- 2.4 The Treasury Building has along term future under the Office Accommodation Strategy.
- 2.5 Work has been commissioned to contribute to the provision of a reasonable working environment and to facilitate achievement of the aims in the Office Accommodation Strategy of 10 square metres of space per full time employee (FTE) and 8 desks per 10 FTE.

3 THE IMPROVEMENTS

- 3.1 Improvements are required in the following areas:
- (a) Roofing: the building has a flat roof which leaks. Estimated cost of repair is £45,000 and is included in the Planned Maintenance programme as reported to Cabinet on 16 August 2007. The work will be carried out under the Schedule of Rates for which the contractor is Mac Roofing.

- (b) Office ventilation: areas of the building suffer badly in the summer months from heat transfer from the flat roof and from solar gain through windows and require air-conditioning for summer use and for supplementing existing inadequate underfloor winter heating. The tender of Aimbec in the sum of £54,900 has been accepted but there is also provision for £10,000 further work.
- (c) Washrooms: the washrooms are in a very poor state and refurbishment is required to maintain them in an acceptable state. The tender from North West Construction in the sum of £81,625 has been accepted.
- (d) Data Centre air-conditioning: the data centre rooms are air-conditioned using a purpose built arrangement which includes false ceilings and floors. The air-conditioning units are very unreliable and beyond the economical life. Replacement is essential to maintain this facility on a 24 x 7 basis as failure to control heat and humidity will result in shut down and failure of service. Identified as a high risk due to the serious consequences should there be a total failure, the contract has been awarded to Aimbec as the current servicing/maintenance contractor, in the sum of £60,100. This emergency works single action tender has been agreed with and approved by Internal Audit.

4 FINANCIAL AND STAFFING IMPLICATIONS

- 4.1 In each case procurement procedures have been managed by the Director of Technical Services, as advised by the Procurement Unit.
- 4.2 The cost of the roof repair, £45,000 is to be met from the Property Maintenance element of the Capital Programme.
- 4.3 The combined costs of the office ventilation at £64,900, washrooms at £81,625 and Data Centre air-conditioning at £60,100 will be met from the Administrative Buildings Repairs and Energy Funds with the balance of £23,300 being financed from the IT Services revenue budget and IT Reserve.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are none arising directly from this report.

6 HUMAN RIGHTS IMPLICATIONS

- 6.1 There are none arising directly from this report.

7 LOCAL AGENDA 21 IMPLICATIONS

7.1 There are none arising directly from this report.

8 COMMUNITY SAFETY IMPLICATIONS

8.1 There are none arising directly from this report.

9 PLANNING IMPLICATIONS

9.1 There are none arising directly from this report.

10 LOCAL MEMBER SUPPORT IMPLICATIONS

10.1 There are no particular implications for any Members or wards arising out of this report.

11 RECOMMENDATION

11.1 That Committee note this report.

IAN COLEMAN
DIRECTOR OF FINANCE

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