

WIRRAL COUNCIL

PENSIONS COMMITTEE

11 JANUARY 2011

REPORT OF THE DIRECTOR OF FINANCE

REFURBISHMENT AT 241 BROOKLANDS ROAD, WEYBRIDGE, SURREY

1. EXECUTIVE SUMMARY

1.1 The purpose of this report is to inform Members of the outcome of the recent tendering exercise in respect of refurbishment work 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. BACKGROUND

2.1 Terms have been agreed with a new tenant to occupy the first floor of this building.

2.2 Tenders submitted were based on:

A refurbishment of the office to an open plan configuration to include new ceiling, new lighting, new carpet,

B redecoration of the common areas and refurbishment of the sanitary accommodation

2.3 Details of the tenders are included in the exempt appendix. On the basis of cost, Cube Interior Solutions offered the best value, and was also the lowest cost.

2.4 During the negotiations with the new tenant it was agreed that the redecoration of the common areas and refurbishment of the sanitary accommodation would not be carried out.

2.5 I have accepted the CBRE recommendation that Cube Interior Solutions be awarded the contract for the sum of £98,647.00 plus VAT.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs of these works will be met from a dilapidations settlement of £125,376.99 received from the out going tenant.

4. STAFFING IMPLICATIONS

- 4.1. There are none arising directly from this report.

5. EQUAL OPPORTUNITY IMPLICATIONS

- 5.1. There are none arising directly from this report.

6. COMMUNITY SAFETY IMPLICATIONS

- 6.1. There are no specific implications arising from this report.

7. LOCAL MEMBER SUPPORT IMPLICATIONS

- 7.1. There are no specific implications for any Member or Ward.

8. LOCAL AGENDA 21 IMPLICATIONS

- 8.1. There are no specific implications arising from this report.

9. PLANNING IMPLICATIONS

- 9.1. There are no specific implications arising from this report.

10. BACKGROUND PAPERS

- 10.1. CBRE Tender Report and Analysis

11. RECOMMENDATION

- 11.1 That Members note the acceptance of the lowest amended tender for refurbishment work at 241, Brooklands Road, Weybridge in the sum of £98,647.00 plus VAT.

IAN COLEMAN
DIRECTOR OF FINANCE

FNCE/257/10