

WIRRAL COUNCIL

PENSIONS COMMITTEE

17 JANUARY 2012

SUBJECT:	CUNARD BUILDING, LIVERPOOL – THIRD FLOOR REFURBISHMENT
WARD/S AFFECTED:	ALL
REPORT OF:	DIRECTOR OF FINANCE
KEY DECISION	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to inform Members of the acceptance of the lowest tenders in respect of internal refurbishment works for the Cunard Building, Liverpool which is owned by MPF as part of the direct property investment portfolio. The tendering process was conducted on behalf of MPF by CB Richard Ellis (CBRE).
- 1.2 The refurbishment includes asbestos removal and given the specialist nature of this work a separate tender was required from the main refurbishment resulting in two tenders for all the works.

2.0 RECOMMENDATION

- 2.1 That Members note the acceptance of the lowest tenders for refurbishment works to the third floor of the Cunard Building.

3.0 REASON FOR RECOMMENDATION

- 3.1 The tender sums were the lowest received and were recommended by CBRE.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 The vacant office requiring refurbishment was previously occupied by Edward Billington & Sons who have now moved to the Second floor of the Cunard Building.
- 4.2 The works include asbestos removal, stripping out existing partitions to form a new layout, raised floor, new floor finishes, complete decoration, new lighting and air conditioning.
- 4.3 The tender process was managed by CBRE.
 - a. Tenders for asbestos removal works were received from:

ARK Asbestos
Northern Insulation
Silverdell UK
Winsulate UK

- b. Tenders for refurbishment works were received from:

Jenner UK
Skyline Property Solutions
Denton Associates
Preferred Spaces
Claremont Group Interiors

4.4. On the basis of cost for the asbestos works Winsulate UK and for the refurbishment works Jenner UK offered the lowest tenders in the sums of £46,783 and £357,220 respectively.

4.5. CBRE recommended that Winsulate UK and Jenner UK be awarded the contracts and therefore I have accepted these tenders under delegation.

5.0 RELEVANT RISKS

5.1 Not relevant for this report.

6.0 OTHER OPTIONS CONSIDERED

6.1 Not relevant for this report.

7.0 CONSULTATION

7.1 Not relevant for this report

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

8.1 There are no implications arising directly from this report.

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

9.1 The cost of the refurbishments will be met from the investments of the Pension Fund and is within the existing allocation to property. There are no staffing or IT issues arising.

10.0 LEGAL IMPLICATIONS

10.1 There are no implications arising directly from this report.

11.0 EQUALITIES IMPLICATIONS

11.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(b) No because there is no relevance to equality.

12.0 CARBON REDUCTION IMPLICATIONS

12.1 There are no carbon usage implications, nor any other relevant environmental issues arising from this report.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 There are no planning or community safety implications arising from this report.

FNCE/295/11

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APPENDICES

NONE

REFERENCE MATERIAL

No reference material used in the production of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Pensions Committee	23 March 2010
Pensions Committee	16 June 2009
Pensions Committee	14 January 2009