

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Cabinet Member and Advisers for Regeneration and Development -
2.	Date:	Wednesday 8 th May 2013
3.	Title:	Repairs and Maintenance Contract - Riverside House
4.	Directorate:	Resources

5. Summary

The purpose of this report is to seek Member approval for exemption from contract standing orders to allow NG Bailey to continue to provide the annual servicing and maintenance of Riverside House. The need for urgency is to enable the Council to meet its contractual health and safety obligations and maintain Riverside House in accordance with the terms of the lease.

An exemption will allow the Council the time required to fully understand the servicing requirements for the building, following which we will commission future works in the most effective way, in accordance with Standing Orders.

6. Recommendations

It is recommended that the contract for the servicing and maintenance of Riverside House be exempt from the provisions of standing order 48.2 (requirement to invite between 3 and 6 tenders for contracts with a value of over £50,000) and the contract awarded to NG Bailey.

7. Proposals and Details

The Facilities Management Service manages the corporate portfolio of properties on behalf of the Council. Riverside House is the main Council office accommodation and is held on a lease where the terms and conditions give the Council responsibility for all repairs and maintenance to the building after an initial defects period.

The defects period was for one year from the handover of the building on the 28th January 2012. During this period NG Bailey, who were the principal mechanical and electrical contractor during construction of the building, have provided the repairs and maintenance service. They have provided dedicated onsite support to ensure that all the mechanical and electrical systems have been serviced in accordance with legislative requirements and the terms and conditions of the lease. The retention of NG Bailey during the defects period ensured that the Council did not invalidate any warranties.

We are now out of the defects liability period and need to put in place a contract so that we continue to service and maintain the mechanical and electrical systems within the building. There is a wide range and complex nature of equipment to be maintained. The total cost for the servicing is £90,927, including £41,607 that will be sub-contracted by NG Bailey. As this will be the first full year of servicing following the defects period, it is proposed to retain NG Bailey to carry out the work because of their detailed knowledge of the building and the requirements of the contract.

NG Bailey provides a dedicated onsite operative who is able to respond immediately to any service calls and support Facilities Management in the repair and maintenance of the building.

Our knowledge of ongoing requirements for the building will be informed / confirmed through the experience of this first full year following the defects period. It is the intention to use the information about the works carried out to fully understand the servicing requirements for the building, following which we will commission future works in the most effective way, in accordance with Standing Orders. This could either be by way of a full servicing matrix which can be tendered or separating servicing requirements into its individual components for pricing.

In the circumstances we are seeking the Cabinet's Member's approval to retain the services of NG Bailey whilst we fully evaluate the servicing requirements.

8. Finance

The budget for this work is built into the Riverside House revenue running costs.

9. Risks and Uncertainties

Failure to maintain Riverside in accordance with the terms of the lease would leave the authority at risk and we may not be providing a safe and health environment for the customers and staff of the council.

10. Policy and Performance Agenda Implications

This work will contribute to the Corporate Plan item 'Helping to create safe and healthy communities'.

11. Background Papers and Consultation

Schedule of servicing works

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