

ABERDEEN CITY COUNCIL

COMMITTEE Finance & Resources
DATE 28th September 2010
DIRECTOR Stewart Carruth
TITLE OF REPORT Estates Management Contracts
REPORT NUMBER: CG/10/158

1. PURPOSE OF REPORT

This report seeks the approval of the Committee to conduct tender exercises, participate in collaborative procurements, and undertake mini-competitions under pre-tendered frameworks for the provision of Estates Management contracts.

2. RECOMMENDATION(S)

It is recommended that the Committee approve:

(i) The Central Procurement Unit (CPU) in conjunction with colleagues from Enterprise, Planning & Infrastructure conducting competitive tendering exercises in line with Council Standing Orders, Financial Regulations and EU Procurement Legislation. Wherever possible taking part in procurements on a collaborative basis for the provision of Estates Management services using both framework contracts and direct contracts as required.

3. FINANCIAL IMPLICATIONS

The annual budget figure for the Council's current provision of these Estates Management requirements is £2.805 million per annum currently (for a full breakdown please see table 1 in Section 5 Background/Main Issues). Market research indications are that the provision of these requirements will be met in full within the current budget allocation. Joint tendering with other North East public bodies and the harmonisation of specifications with other Councils will potentially achieve savings if critical economies of scale can be achieved on relevant contracts. The duration of the majority of subsequent contracts will be for a minimum of 3 years with the Council and other public bodies having the option to extend for at least a further 12 months.

4. OTHER IMPLICATIONS

There are no EHRIA implications, as any Service delivery to accompany the goods will be delivered as it has previously.

5. BACKGROUND/MAIN ISSUES

The details of the current contracts and annual spends follow in Table 1. See below.

In some cases the Council currently have three current contracts (due to previous Neighbourhood Service Delivery) and the proposals are to merge these into one city wide contract.

TABLE 1					
CONTRACT NO	WORK TYPE	AREA	CURRENT CONTRACT START DATE	CURRENT CONTRACT END DATE	ESTIMATED ANNUAL EXPENDITURE
6166	Roof Repairs	North	01 October 2006	30 September 2011	£ 650,000
6600	Roof Repairs	Central	01 April 2007	31 March 2011	
6329	Roof Repairs	South	01 April 2006	31 March 2011	
6562	Glazing Repairs	North	01 January 2007	31 December 2010	£ 400,000
6247	Glazing Repairs	Central	01 January 2006	31 December 2010	
6164	Glazing Repairs	South	01 July 2006	30 June 2011	
6326	Refrigeration Plant Maintenance	North	01 April 2006	31 March 2011	£ 60,000
6167	Refrigeration Plant Maintenance	Central	01 October 2006	30 September 2011	
6601	Refrigeration Plant Maintenance	South	01 April 2007	31 March 2011	
6327	Lift Plant Maintenance	North	01 April 2006	31 March 2011	£ 100,000
6814	Lift Plant Maintenance	Central	01 December 2008	30 November 2011	
6602	Lift Plant Maintenance	South	01 April 2007	31 March 2011	
6168	Legionella Prevention	North	01 July 2006	30 June 2011	£ 130,000
6563	Legionella Prevention	Central	01 January 2007	30 June 2011	
6629	Legionella Prevention	South	01 July 2007	30 June 2011	
6444	Fire Fighting Equipment	North	01 July 2006	30 June 2011	£ 45,000
6564	Fire Fighting Equipment	Central	01 January 2007	31 March 2011	
6248	Fire Fighting Equipment	South	01 April 2006	31 March 2011	
6249	Emergency Lighting/Fire Alarms	North	01 April 2006	31 March 2011	£ 175,000
6442	Emergency Lighting/Fire Alarms	Central	01 Sept 2007	30 June 2011	
6565	Emergency Lighting/Fire Alarms	South	01 January 2007	31 March 2011	
6169	Boiler Plant/Automatic Controls	North	01 October 2006	30 September 2011	£ 850,000
6603	Boiler Plant/Automatic Controls	Central	01 April 2007	31 March 2011	
6328	Boiler Plant/Automatic Controls	South	01 April 2006	31 March 2011	

TABLE 1					
CONTRACT NO	WORK TYPE	AREA	CURRENT CONTRACT START DATE	CURRENT CONTRACT END DATE	ESTIMATED ANNUAL EXPENDITURE
6642	Cremator Maintenance	South	11 July 2007	30 June 2010	£ 80,000
6250	Public Clocks	Central	01 January 2006	31 December 2010	£ 5,000
6605	Patient Handling Equipment	City Wide	01 July 2007	30 June 2012	£ 10,000
6246	Portable Appliance Testing	North	01 April 2006	31 March 2011	£ 100,000
6441	Portable Appliance Testing	Central	01 July 2006	30 June 2011	
6566	Portable Appliance Testing	South	01 January 2007	31 March 2011	
6604	Fixed Appliance Testing	North	01 April 2007	31 December 2010	£ 100,000
6630	Fixed Appliance Testing	Central	01 July 2007	31 December 2010	
6567	Fixed Appliance Testing	South	01 January 2007	31 December 2010	
6574	Asbestos Removal	City Wide	01 January 2007	31 December 2010	£ 100,000

Initial work has been undertaken on identifying spend levels, current contractual arrangements and collaborative opportunities with other public sector partners in the Chief Executives Forum (Procurement Sub-Group). It is, therefore, intended to tackle the following Estates Management procurements collaboratively:

1. Refrigeration Plant Maintenance & Repair
2. Lift Plant Maintenance & Repair
3. Legionella Preventative Maintenance
4. Fire Fighting Equipment Maintenance & Repair
5. Emergency Lighting/Fire Alarms Maintenance & Repair
6. Boiler Plant/Automatic Controls Maintenance & Repair
7. Portable Appliance Testing
8. Fixed Appliance Testing

The following contracts will thereafter require to be tendered through national approved contractors list called Constructionline:

1. Roof Repairs
2. Glazing Repairs
3. Cremator Maintenance
4. Public Clocks Maintenance & Repair
5. Patient Handling Equipment Maintenance & Repair
6. Asbestos Removal

It is intended to utilise both direct contracts and framework contracts to allow the maximum flexibility for the Council in procuring from a number

of suppliers; allowing access to a choice of suppliers (to ensure the continuity of service provision), whilst also allowing economies of scale to be generated to gain improved pricing.

6. IMPACT

This service is required to ensure the continued maintenance of the Council's estate and they support best value and continuity of Council systems and services.

7. BACKGROUND PAPERS

There are no applicable background papers.

8. REPORT AUTHOR DETAILS

Craig Innes
Head of Procurement
cinnes@aberdeencity.gov.uk
01224 665650