

EXTENSION TO EXISTING MAINTENANCE CONTRACTS 2005, 2006 AND 2018

1 SUMMARY.

- 1.1 This report seeks the extension of the three contracts, two for a period of six months and one for a period of twelve months until the new Approved list of Contractors is available at the end of July 2000.
- 1.2 Two similar contracts are affected by this exercise. Contract 2005, Schedule of rates for minor repairs to Council Property, Plumbing services, Contract 2006, General Building, Jobbing and external works.
- 1.3 A third contract, Contract 2018, Maintenance of heating and hot water installations within sheltered accommodation, leisure and administration buildings, also requires extension but for a period of twelve months. This contract requires extending for a period of twelve months, as the six- month period requested for the other contracts would interfere with the annual maintenance programme of work managed through this contract.

2 INTRODUCTION

- 2.1 Contract 2018 for heating maintenance was approved at F&GP on 31 March 1998. The other two contracts did not require formal Committee Approval at that time, however, they were approved subsequently.

3 EXTENDING THE CONTRACTS

- 3.1 As stated the two schedule of rates contracts were let for two years ending on 31 March 2000. Leisure and Client Services is currently in the process of preparing new Approved lists of contractors as required by Standing Orders Para 8. These new lists will be prepared by the end of July 2000 and will then be formally reported to the Council.
- 3.2 Under Standing Orders, Para 27.1 contracts can be extended for a period of not more than 3 calendar months without Committee Approval.
- 3.3 However as stated the new Approved list of Contractors will not be available until the end of July, and the current list has insufficient contractors willing to tender for this type of work.

- 3.4 Officers are therefore seeking Approval for the two schedule of rates contracts for minor repairs to Council property, 2005 and 2006 to be extended for a period of 6 months to fit in with the new approved list of contractors preparation timetable. This was originally to have been prepared by February, but could not progress until resources had been identified. This will provide the best opportunity for obtaining Best Value from the tender process.
- 3.5 Officers are also seeking Approval for the Contract for maintenance of heating and hot water installations, Contract 2018, to be extended for a period of one year. This period is based on the contract providing a regular servicing programme that is based on Annual programmes, and it would be difficult to change this mid year of a new cycle. It is considered that a whole cycle of maintenance would be more cost effective than changing mid-cycle.
- 3.6 All of the current contractors are performing satisfactorily in delivery of their works on Council buildings.

4 ENVIRONMENTAL IMPLICATIONS

- 4.1 The works carried out under all of these contracts are required to maintain the built environment. The Heating and hot water maintenance contract ensures that all current equipment is functioning correctly and efficiently, reducing the waste of fuels, and emissions.

5 RESOURCE IMPLICATIONS

- 5.1 The re-pricing of the schedule of rates is in effect updating tender requirements. Most effective tender prices can only be obtained with this information.
- 5.2 The works under these contracts is funded from the 2000/2001 responsive maintenance budgets, both General Fund and Housing Revenue Account. Extension of these contracts will therefore have no financial implications for the Council depending on percentage change in rate.

6 LEGAL IMPLICATIONS

- 6.1 The Council has a legal obligation to ensure that all Council Buildings are maintained and offer a safe and healthy environment to live and work.

7 RECOMMENDATION

7.1 It is proposed that the Committee **RESOLVES:**

- (1) The Extension of Contracts 2005 and 2006 for a period of 6 months from 31 March 2000.
- (2) The extension of Contract 2018 for a period of 12 months from 31 March 2000. (HLCS)

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Background Papers:

Current working files

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