



PFCC
POLICE, FIRE AND CRIME
COMMISSIONER FOR ESSEX

**Essex Police, Fire and Crime Commissioner Fire and Rescue
Authority**

Decision Report

Please ensure all sections below are completed

Report reference number: 008 - 19
Government security classification (e.g. Not protectively marked/Official - Sensitive):
Title of report: Property Services – Building Engineering Services Planned Preventative Maintenance Contract Award
Area of county / stakeholders affected: All ECFRS Premises and building users
Report by : Head of Property
Date of report: February 2019 updated March 2019
Enquiries to: Jon Doherty

1. Purpose of the report

The purpose of this report is to seek authorisation to let Lot 1 (mechanical) of the Planned preventative maintenance works contract and to note the outcome of the competitive procedure for Lot 2 (electrical).

2. Recommendations

It is recommended that Lot 1 of the Building Engineering Services planned preventative maintenance contract to Balm and Davies at a value of £99,530.05 per annum. The contract is index linked over a 3 to 5 year period.

It is also recommended that the Lot 2 (electrical) is terminated and a joint delivery model with Essex and Kent Police is accelerated.

3. Benefits of the proposal

The arrangements for mechanical and electrical servicing provide the core support for building services, ensuring through regular and comprehensive site works. Statutory requirements for services testing form part of this contract and help to ensure that the

Authority meets its responsibilities for areas such as water hygiene and fire alarm systems. The planned preventative maintenance contract allows for technological developments in building services to be realised quickly and effectively introduced to the portfolio.

4. Background and proposal

The Authority has benefitted from a comprehensive planned preventative maintenance contract for electrical and mechanical elements for many years. The current process is the third renewal for the contract type. The contract aims to provide a servicing structure that plans maintenance for installations across the county involving electrical and mechanical systems such as lighting and heating. It is a largely successful contract, key performance data such as breakdowns and failures are recorded and show a general improvement. Due to legislation changes over the last 5 years the proposed framework uses an NEC4 contract with an SFG 20 works specification to deliver the works; this is in line with current government recommendations.

The contract was advertised under the OJEU restricted procedure, the regulation 84 (1) report is attached at Appendix 1.

Although the contract was designed to be let in two parts, electrical and mechanical; the electrical section was not successful at tender with only two returns, one very low and one very high compared to the total contract payments last year. The termination of the tender process for Lot 2 (Electrical) is recommended. The closure allows for further investigation of a joint delivery model earlier than expected.

In the interim there is still a statutory responsibility for 12 monthly emergency light and portable appliance testing included within the former PPM contract. Arrangements will need to be made for these immediately although current contract liability should conclude with this last set of testing.

5. Alternative options considered and rejected

Consideration was given to the joint delivery of a full planned preventative maintenance contract with Essex and Kent Police in 2017. It was agreed that the contract terms that all organisations had would take around 3 years to coordinate and a term of 3 to 5 years was agreed for the current PPM renewal to coincide with this.

Given the current status of the renewal it is recommended that the mechanical elements in Lot 1 are let and that the elements of Lot 2 (electrical) are accelerated to a joint delivery model.

6. Strategic priorities

The proposal to deliver planned preventative maintenance fits the Fire and Rescue Plan 2019-2024 in the following ways:-

Prevention, Protection Response

Helping people to stay safe

Work closer with the building industry to reduce risk

Promote positive culture

Promote flexible working – building systems that work 24 hours to meet user requirements

Ensure safer workplaces

Develop and broaden activities
Improve performance through technology

Make the best use of resources
Use new technology and business processes to improve efficiency

What the Service does
Protect life and property

7. Operational implications

Buildings form a core part of our service function and are the base for all of our operational activities; the maintenance of mechanical and electrical elements within the buildings are significantly important to the safe use of the built environment. Services are designed to meet the agreed need of the buildings and ensure that the original performance identified is supported for the whole life of the area.

8. Financial implications

There are costs associated with the delivery of the planned preventative maintenance contract although the smooth operation of this contract has been a factor in the continued reduction of responsive repair costs. The change in contract structure and works package make a more direct comparison to historical prices overly complicated. The responses to Lot 1 are in line with expectations.

9. Legal implications

There are no direct legal implications arising from letting Lot 1 of the contract. It is proposed not to consider letting lot 2 until legal advice has been gained. Further information is available from the Author although not appropriate for this report. Lot 2 is being let as an NEC4 contract which is a framework new to the Authority.

10. Staffing implications

There are no direct staffing issues arising from this report.

11. Equality and Diversity implications

There are no direct equality and diversity issues arising from this report.

12. Risks

The Authority is under a duty of care to ensure appropriate investment is made into building services and that investment is appropriately directed. The building services planned preventative maintenance contract helps to discharge some of the corporate risks posed by portfolio ownership such as gas and legionella testing and safety expectations.

13. Governance Boards

The requirement for contract renewal has been raised at the Asset Management Board.

14. Background papers

Regulation 84 (1) report confirming the OJEU assessment process and outcome.

Decision Process

Step 1A - Chief Fire Officer Comments

(The Chief Fire Officer is asked in their capacity as the Head of Paid Service to comment on the proposal.)

Sign: 

Date: 09.04.2019

Step 1B – Consultation with representative bodies

(The Chief Fire Officer is to set out the consultation that has been undertaken with the representative bodies)

Step 2 - Statutory Officer Review

The report will be reviewed by the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority's ("the Commissioner's") Monitoring Officer and Chief Finance Officer prior to review and sign off by the Commissioner or their Deputy.

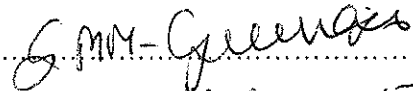
Monitoring Officer

Sign: 

Print: P. BEAN-TREWOOD

Date: 8 MAY 2019

Chief Finance Officer

Sign: 

Print: G. WILSON-McCORMACK

Date: 08/05/2019

Step 3 - Publication

Is the report for publication? YES/NO

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'none' if applicable)

Appendix 1 NOT TO BE PUBLISHED AS COMMERCIAL SENSITIVE

If the report is not for publication, the Monitoring Officer will decide if and how the public can be informed of the decision.

Step 4 - Redaction

If the report is for publication, is redaction required:

- 1 Of Decision Sheet YES/NO
- 2 Of Appendix YES/NO

If 'YES', please provide details of required redaction:

APPENDIX NOT TO BE PUBLISHED AS COMMERCIALY CONFIDENTIAL

Date redaction carried out:

If redaction is required, the Chief Finance Officer or the Monitoring Officer are to sign off that redaction has been completed.

Sign:

Print:

Date signed:

Step 5 - Decision by the Police, Fire and Crime Commissioner or Deputy Police, Fire and Crime Commissioner

I agree the recommendations to this report:

Sign:  (PFCC / DPFCC)

Print: R.C. HIRST

Date signed: 10/5/19

I do not agree the recommendations to this report because:

.....
.....

Sign: (PFCC / DPFCC)

Print:

Date signed:

