



Belfast City Council

Report to:	Development Committee
Subject:	Extension to Mechanical and Electrical Maintenance Contract for Waterfront and Ulster Halls
Date:	11 February 2009
Reporting Officer:	Marie-Thérèse McGivern Director of Development ext. 3470
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Relevant Background Information

The majority of the mechanical and electrical maintenance services to the Belfast Waterfront are currently provided, under contract, by an external supplier. This contract was awarded after a public tendering exercise to G S Hall in January 2004, for a three year period, with an option to extend for a further 2 years. The contract provides a planned preventative maintenance service, supported by reactive call-out maintenance, at additional charge. The five year contract term is due to expire in March 2009.

The current value of the Waterfront Mechanical and Electrical Maintenance contract is £180,000 per annum.

Key Issues

The Ulster Hall is scheduled for reopening in March 2009, and consultation is ongoing with the Belfast City Council's Facilities Management Department in relation to establishing first year service agreements with individual system suppliers.

Subsequent to the first year, it is proposed that the longer term mechanical and electrical maintenance of the Ulster Hall be included within a joint Belfast Waterfront and Ulster Hall contract, which would allow for consistency of service in terms of management and standards across the two buildings.

In conjunction with Belfast City Council's Facilities Management Department, work is progressing to amend the contract specification to align the service requirements of the two venues.

Due to the estimated value of the contract, procurement guidelines state that any such contract, should the service be provided by an external contractor, would require tendering through European Journal, which would take approximately six months to complete.

Following advice from the Council's Procurement Manager, it is recommended that the current mechanical and electrical maintenance contract with GS Hall be extended for an initial period of six months, with the potential to further extend on a monthly basis for a maximum period of one year.

This additional period is in order to facilitate the completion of the full and thorough review of the contract specification, to include the Ulster Hall, and, if appropriate, the six months required for the European tender process.

Resource Implications

The estimated annual value of a joint Waterfront and Ulster Hall Mechanical and Electrical Maintenance contract is in excess of £220,000.

Recommendations

It is recommended that the Mechanical and Electrical maintenance of the Ulster Hall is considered jointly as part of a Belfast Waterfront and Ulster Hall service agreement.

It is further recommended that the current GS Hall Mechanical and Electrical maintenance contract for the Waterfront be extended from 1 April 2009, for an initial period of six months, with the potential to further extend monthly to a maximum period of one year.