

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TENANT MANAGEMENT ORGANISATION LIMITED

PROPERTY MANAGEMENT COMMITTEE - 18th October 2004

REPORT BY THE CHIEF EXECUTIVE

**GRENFELL TOWER, LONDON W11 1TQ
LIFT REFURBISHMENT - CONTRACT AWARD**

1. PURPOSE

- 1.1. This report presents the results of tenders for refurbishment of the Tower Block and Social Services lifts at Grenfell Tower W11 1TQ.
- 1.2. The report sets out the tenders received, seeks a revised budget of £713,250.00 and approval to accept the lowest valid tender from Apex Lift and Escalator Engineers Ltd in the sum of £609,211.00.

FOR DECISION

2. BACKGROUND

- 2.1 Grenfell Tower was constructed in the 1970s. It comprises 120 flats located on 19 floors. The common parts are in good order and the block is well managed with secure entry systems and a concierge service. The block is part of the Lancaster West Estate.
- 2.2 Consulting Engineers, Butler & Young Lift Consultants Ltd, were employed to investigate the condition of the existing lifts and to propose a package of refurbishment to provide efficient and reliable service for a further 20 years. Alterations to bring the lifts up to the standard required by the Disability Discrimination Act were also included in the Consultant's proposals.
- 2.3 In their feasibility report, Butler & Young Lift Consultants Limited recommended that the existing lifts at Grenfell Tower be completely refurbished to comply with current regulations and best practice guidelines. The Consultants recommended increasing the car size and door-opening width of the Tower Block lifts to improve service to the residents. In addition, the lift motor room for the social services lift should be re-located to ground floor level.
- 2.4 As part of the refurbishment the lift car enclosures, lift doors and landing doors will be replaced with modern patterned stainless steel. Controls will be replaced with illuminated pushes and illuminated car position indicators. Also, audible floor announcements will be provided.

- 2.5 The Consultants have been made aware of the problems encountered during the current lift refurbishment project at Worlds End Estate. Careful consideration will be given to the lessons learnt from the Worlds End scheme, and relevant action will be taken to minimise disruption to residents and visitors in the event of a failure in the one remaining lift while the refurbishment works are in progress.
- 2.6 Given the condition of the existing lifts in the tower block, it is unrealistic to expect that the one remaining lift will not break down whilst its partner is out of service for refurbishment. Consideration was given to having a full time lift engineer on site between 08:00 and 20:00 seven days a week for the programmed 17 weeks while the first lift was being refurbished. The tendered cost for this was £5,994.00 per week or £101,898.00 for the period. Expenditure of this sum was not considered to be justified. Instead, the project team decided that before work started on site, an action plan should be in place
- 2.7 This plan will include: -
- A thorough inspection and check of the lift that is to remain in service before work commences.
 - Retaining serviceable spare parts from the lift taken out of commission.
 - Regular (off peak) maintenance of the remaining lift.
 - Agreed Response times for service call outs.
 - Provision of a call out engineer experienced on similar types of lift.
 - Identification of vulnerable residents.
 - Provision of a refuge when the lift is out of service.
 - Regular bulletins and updates when a lift is out of service.
 - Increased caretaker cover and assistance with carrying shopping.
 - Defined emergency procedures & contacts.
 - Temporary decanting of especially vulnerable residents.

3. TENDERS RECEIVED

- 3.1. Five contractors were selected from Constructionline to tender for the project. Tenders were returned on 16 July 2004. The details are as follows: -

Contractor	£
Apex Lift and Escalator Engineers Limited	609,211.00
Bardeck Lift Engineers Limited	No Tender
Guideline Lift Services Limited	655,131.00
Jackson Lift Services Limited	659,662.00
Temple Lifts Limited	776,596.00

As the tender from Bardeck Lift Engineers Limited was not returned in the envelope provided, it could not be opened in accordance with TMO standing orders and so was disqualified.

- 3.2. The pre-tender estimate for the works was £627,000.00
- 3.3. The Consultant analysed the lowest tender. They advised that the offer from Apex Lift and Escalator Engineers was in full compliance with the specification and considered fair and reasonable for the contract. This tenderer is considered to be technically qualified and suitably experienced for the work.

- 7.1 Planning permission for the erection of a bricked enclosure at ground level to contain the pump for the social services hydraulic lift was granted on 10 June 2004.

8. CONCLUSION:

- 8.1. A revised budget of £713,250.00 should be approved and the tender from Apex Lift and Escalator Engineers Ltd in the sum of £609,211.00 should be accepted.

**LIAM GOOD
DIRECTOR OF TECHNICAL SERVICES**

**GORDON PERRY
CHIEF EXECUTIVE**

TMO BOARD REPORT COVER SHEET

Report title:	
Grenfell Tower, London W11 1TQ - Lift Refurbishment – Contract Award	
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DEADLINE FOR COMMENTS: 4 October 2004

If your comments are not received by this date, it will be assumed that you fully agree with the report.

CONSULTATION

<i>Consultee</i>	<i>Date sent</i>	<i>Date comments received</i>
<i>Housing and Strategic Development</i>		
Peter Gaffikin		
Technical Services John Borra/R Cahalarn		
Lancaster West EMB Area Manager Damian Donnelly		
Leaseholder Services Vincent Moses/Geoff Payne		
Health and Safety Janice Wray		
Finance Redmond Lee		
Director Liam Good		
<i>Other</i>		
RBKC Social Services Gary Macdonnell		