NOTTINGHAMSHIRE
Fire & Rescue Service
Creating Safer Communities

Nottinghamshire and City of Nottingham
Fire and Rescue Authority
Finance and Resources Committee

NEWARK FIRE STATION PROJECT

Report of the Chief Fire Officer

Date: 20 January 2017

Purpose of Report:

To update Members on the Newark Fire Station Project and to seek authority to proceed with the construction of the new fire station.

CONTACT OFFICER

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1. BACKGROUND

1.1 Members of the Committee will be aware that the replacement or refurbishment of Newark fire station is a key aim of the current Property Strategy and that financial support for the project has been factored into the current and anticipated capital programme.

1.2 Newark fire station and the site is wholly owned by Nottinghamshire Fire and Rescue Service (NFRS). The main station building is of CLASP construction and was built in 1963. The remainder of the site comprises largely of storage and garaging, this is of traditional construction dating back to circa 1915. This part of the site was previously owned by what is now the Ministry of Defence (MoD).

1.3 The total existing building floor area is in the region of 1,382 square metres including garaging and storage. This is considerably larger than other stations carrying out a comparable role.

1.4 The main station building itself is over fifty years old and is now beyond its original life expectancy and planned for replacement in the Property Strategy.

1.5 The station is currently a two pump station, one pump on the whole-time duty system and the second pump on the retained duty system (RDS). The RDS is one of a number of sections who also provide national resilience support for the high volume pump (HVP) capability; these vehicles are currently garaged at Newark in the old MoD buildings.

1.6 From April this year the station also took on the role of the technical rescue station as part of the reorganisation of the Specialist Rescue Team.

1.7 The new station will have three appliance bays, similar to that of Retford fire station, and will have a smaller building footprint of circa 685 square metres.

1.8 The Newark fire station project has now developed and progressed to the stage where the estimated cost can be assessed prior to the return of tenders from the bidding contractors, and therefore enable Members to make a final decision on the proposed project.

2. REPORT

2.1 This report is to provide a full update to Members on the progress of the proposed project for a new Newark fire station to be constructed on the existing site at Boundary Road, and to seek authority to proceed with the project.

2.2 An option appraisal and feasibility study was carried out identifying the choices available for the replacement of the station; this was based on whole life cost in order to determine the best value option. These are shown in the table below.

Option	Description	Estimated Whole Life Cost	Estimated Capital Cost (incl 5% contingency allowance
Option 1	Do nothing, the status quo	£4.21M	N/A
Option 2	Full refurbishment of the existing buildings	£4.22M	N/A
Option 3	Part demolition and part refurbishment of the existing buildings	£4.00M	N/A
Option 4	Demolish and rebuild on the same site	£4.83M	£3.57M
Option 5	Build a new station alternative site and dispose of the current site (disposal of existing site)	£4.64M	£3.37M
Option 6	Demolish and rebuild on one part of the same site (disposal of any residual land)	£4.47M	£3.19M

2.3 Options 1, 2 and 3 would require the lifespan of the existing CLASP structure to be extended well beyond its original design life. Extending the life of the building to over ninety years was considered an unacceptably high risk. None of these options are considered feasible.

2.4 Between Options 4, 5 and 6 the most cost effective based on the whole life cost is Option 6. This option is to demolish the old ex MoD buildings and construct the new station on that part of the site, and then dispose of the remaining element of land.

2.5 Option 6 also has the advantage that during the construction of the new station the existing building, training tower and yard will remain operational throughout the project, therefore providing continuity of operational fire cover.

2.6 If this proposal is approved, the HVP will be relocated to Tuxford Fire Station in preparation for the contractor to start demolition of the MoD buildings.

2.7 Once the new station is occupied and becomes operational the remaining part of the site, the CLASP fire station, will be put up for disposal. The estimated capital receipt for this part of the Newark site is circa £275k. The authority to dispose of the site and the prevailing options will be presented to the Finances and Resources Committee at a future meeting.

2.8 In October 2016 NFRS held an open evening with its neighbours to discuss the proposal and to provide an opportunity to ask the project team any questions on the project. This was well attended and very well received by those who attended the event.

2.9 The planning application for the new station was submitted in October and planning permission has now been granted for the project.

2.10 A pre-qualification questionnaire (PQQ) was published in November and twenty contractors expressed an interest in the project. Nine contractors completed and submitted the PQQ and five of these were shortlisted for the invitation to tender (ITT). The contractors shortlisted are:

- J Tomlinson
- GF Tomlinson
- RG Carter
- Gelder Group
- Wildgoose Construction

2.11 The five contractors are now preparing their tender submissions for a return date of 03 February 2017. Once the tender process is complete, and the project proposal is authorised, the contract will be let under a design and build contract subject to the contract price being within the pre-tender estimate.

2.12 The outline project programme is as follows:

- Final Finance and Resources Committee approval 20 January 2017
- Tender return date – 03 February 2017
- Tender assessment and approval period – 03 February to 13 March 2107
- Appointment of contractor – 13 March 2017
- Contractor mobilisation and contract – 13 March to 25 April 2017
- Demolition and construction works – 25 April 2017 to 28 June 2018
- Operational from the new fire station – 28 June 2018

2.13 The estimated project budget based on the pre-tender construction cost estimate is currently £3.196M, this is marginally higher than the original feasibility estimate and is broken down as follows:

- Pre-tender estimate contract sum, contract risk and abnormals – £2.72M.
- Direct costs for fittings, fixtures and equipment – £70k.
- Professional fees, legal fees, surveys, planning fees – £328k.
- Overall project contingency – £78k.

2.14 The capital receipt from the sale of the residual part of the site has been estimated at £275k.

3. FINANCIAL IMPLICATIONS

The financial implications are set out in the main body of the report.

4. HUMAN RESOURCES AND LEARNING AND DEVELOPMENT IMPLICATIONS

There are no human resources implications arising directly from this report.

5. EQUALITIES IMPLICATIONS

There are no known equality implications arising directly from this report.

6. CRIME AND DISORDER IMPLICATIONS

There are no crime and disorder implications arising from this report.

7. LEGAL IMPLICATIONS

There are no legal implications arising directly from this report.

8. RISK MANAGEMENT IMPLICATIONS

There are a number of risks still inherent with the project and will be either cleared or mitigated through the project lifecycle. The Project Team are dealing with these risks, which are recorded on the Project Risk Register, and will continue to do so as the project proceeds.

9. RECOMMENDATIONS

That Members consider the contents of this report and give authority to proceed with the project to build a new fire station on the existing site at Boundary Road.

10. BACKGROUND PAPERS FOR INSPECTION (OTHER THAN PUBLISHED DOCUMENTS)

None.

John Buckley
CHIEF FIRE OFFICER