



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: 31 March 2017

Purpose of Report:

To update Members on the Newark fire station project and the appointment of a works contractor.

CONTACT OFFICER

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1. BACKGROUND

- 1.1 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).
- 1.2 The main station building itself is over 50 years old and is now beyond its original life expectancy and planned for replacement in the Property Strategy.
- 1.3 The station is currently a two pump station, one pump on the wholetime duty system (WDS) and the second pump on the retained duty system (RDS). The RDS also provide a national resilience support along with crewing from other NFRS stations for the high volume pump capability; these vehicles are currently garaged at Newark in the old MoD buildings.
- 1.4 From April 2016 the station also took on the role of the technical rescue station as part of the reorganisation a Specialist Rescue Team (SRT). This function is carried out by the WDS staff.
- 1.5 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 compared with the existing floor area of 1,382 square metres.
- 1.6 The authority to proceed with the replacement Newark Fire Station was confirmed by Members in January 2017.

2. REPORT

- 2.1 This report is to update Members on the progress of the Newark fire station project and the results from the competitive tendering process and appointment of a building contractor.
- 2.2 The high volume pump (HVP) vehicles and associated equipment, formally accommodated in the old MoD buildings, have now been relocated to Tuxford fire station. This now fully utilises the accommodation at Tuxford and also provided greater resilience for the national role utilising the RDS staff at the station.
- 2.3 Planning permission has been granted by the Local Authority for the project with a number of conditions. Many of the conditions are standard planning requirements none of which are currently cause for concern.
- 2.4 The pre-qualification and tendering process for the main contract works (the building contract) was carried out between November 2016 and March 2017.

- 2.5 In November 2016 an expression of interest was published nationally in the form of a pre-qualification questionnaire (PQQ). This was carried out using NFRS's electronic tendering portal, In-Tend.
- 2.6 Initially twenty contractors expressed an interest in the project and were sent the PQQ providing the information on the project and a set of questions to allow a pre-qualification process to be run. Out of the twenty, nine contractors completed and submitted the on-line PQQ.
- 2.7 From these nine contractors the top five highest scoring contractors were invited to submit a tender for the works. The invitation to tender (ITT) was sent out in December 2016. The contractors shortlisted were:
- J Tomlinson
 - GF Tomlinson
 - RG Carter
 - Gelder Group
 - Wildgoose Construction
- 2.8 Shortly after the ITT was issued to the five contractors GF Tomlinson withdrew from the process. As this occurred early in the ITT process the next highest scoring contractor, Extraspace Solutions, were offered and subsequently accepted the invitation to submit a tender for the project.
- 2.9 The tender scoring was based on 70% for the tendered price with the remaining 30% for the quality and technical element of the tender submission.
- 2.10 As part of the tender process the contractors were required to attend a mid-tender interview. At the interview they were required to formally present their project methodology. Part of the presentation required the bidders to confirm how the existing Newark fire station would remain fully operational throughout the project whilst the construction of the new station was carried out. The interview was scored as part of the tender process by a panel made up from members of project team and NFRS's operational staff.
- 2.11 The completed tenders were returned 3 February 2017 and the assessment by the project team was completed by 16 March 2017.
- 2.12 The contractor achieving the highest overall score at the conclusion of the tender assessment was Gelder Group Limited. Gelder Group Limited was appointed as the works contractor for the project on Tuesday 21 March 2017.
- 2.13 Gelder Group Limited was the contractor for the new Retford fire station project and prior to this project carried out the refurbishment and extension of Blidworth fire station.
- 2.14 The estimated overall project budget previously reported based on a pre-tender construction cost estimate was £3.196M.

2.15 The revised estimated project budget based on the competitively tendered sum is now estimated at £3.109M.

2.16 The outline project programme for the project is as follows:

- Appointment of contractor – 21 March 2017
- Contractor mobilisation period – 21 March to 10 April 2017
- Start of demolition – 10 April 2017
- Start of construction works – 2 May 2017
- Completion of Phase 1 construction works – December 2017
- Occupy new fire station – December 2017
- Completion of Phase 2 construction works – January / February 2018
- Completion of project site works (practical completion) – February / March 2018

2.17 The estimated capital receipt from the sale of the residual part of the site has been estimated at £275k; this will be subject of a future report to Members.

3. FINANCIAL IMPLICATIONS

The financial implications are as set out in 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 actively continue to do so as the project proceeds.

9. COLLABORATION IMPLICATIONS

- 9.1 In the early stages of the project an offer was made by NFRS to Nottinghamshire Police (NP) and the East Midlands Ambulance Service (EMAS) to co-locate at the Newark fire station site under a joint project. This offer was reiterated at meetings in 2016, however due to their own specific requirements in and around Newark neither NP nor EMAS were able to commit to a collaboration on a single site.
- 9.2 NP confirmed their intention was to remain at their existing police station and although extended an offer to NFRS to co-locate at their existing site this proved unworkable. The NP site at Newark is too small to accommodate both Police and Fire.
- 9.3 EMAS have confirmed they cannot commit to this project, however they are currently in negotiation with NP to sub-let a small proportion of office accommodation at Newark Police Station.

9. RECOMMENDATIONS

That Members note the contents of this report.

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

None.

John Buckley
CHIEF FIRE OFFIER