

MERSEYSIDE FIRE AND RESCUE AUTHORITY

MEETING OF THE:	COMMUNITY SAFETY AND PROTECTION COMMITTEE		
DATE:	6TH APRIL 2023	REPORT NO:	CFO/008/23
PRESENTING OFFICER	CHIEF FIRE OFFICER PHIL GARRIGAN		
RESPONSIBLE OFFICER:	DEB APPLETON	REPORT AUTHOR:	STEWART WOODS
OFFICERS CONSULTED:	ANTHONY HOLLAND HYWYN PRITCHARD STRATEGIC LEADERSHIP TEAM		
TITLE OF REPORT:	PROPOSED REFURBISHMENT OF SPEKE & GARSTON AND OLD SWAN FIRE STATIONS		

APPENDICES:	APPENDIX A:	SPEKE SITE PLAN
	APPENDIX B:	OLD SWAN SITE PLAN
	APPENDIX C:	EXSISTING PLAN
	APPENDIX D:	PROPOSED PLAN
	APPENDIX E:	ELEVATIONS
	APPENDIX F:	EQUALITY IMPACT ASSESSMENT
	APPENDIX G:	COMMERICALS AND SCORING
	APPENDIX H:	SPEKE TENDER REPORT
	APPENDIX I:	OLD SWAN TENDER REPORT

Purpose of Report

1. To seek approval for the proposed refurbishment of Old Swan and Speke & Garston Community Fire Stations.

Recommendation

2. It is recommended that Members;
 - a) note the contents of this report;
 - b) note the outcome of the formal tender process within appendix G and
 - c) approve the award of the contract to Red Tree Building Contractors at the values given below:
 - £691,330.46 for Old Swan Community Fire Station and
 - £693,507.27 for Speke & Garston Community Fire Station

Introduction and Background

3. Old Swan and Speke & Garston Community Fire Stations currently operate under the Whole Time duty system.
4. Old Swan and Speke & Garston Community Fire Stations were both constructed in 1999 and are of single storey design. Both sites have received ongoing reactive and planned maintenance, minor alterations and improvements since construction and are in fair condition, however the facilities need improving to meet the demands of a modern day fire service. The current layouts are restrictive and lack sufficient privacy due to the dormitory style night rooms and shared wash/WC facilities.
5. Under the refurbishment we will provide seven single use study rooms and a number of single gender-neutral shower / washrooms. These will be of the same specification to the facilities provided within the newly constructed fire stations. This will improve the condition of the station, address findings from the London Fire cultural review and meet current equality legislation.
6. The proposed refurbishment will address the findings in the latest access audit and items raised within the access audit carried out in 2021 will be included within the proposals, including a new prayer room, improved external approaches and an improved accessible WC facility. The introduction of gender-neutral study rooms and staff welfare facilities have been designed with the needs of a modern day fire service in mind, the property will be accessible for all staff and visitors alike.
7. The works also include a general refurbishment of offices and operational areas. These changes will provide a general upgrade to the stations areas as required including replacement of furniture, fixtures & equipment, refreshing painted surfaces, new flooring and window blinds.
8. The works also include a refresh to the kitchen and mess areas as these are frequently used facilities, the improvements include the installation of new clean wall cladding, new anti-slip vinyl and overhaul of the current stainless-steel furniture. A new electric oven will be provided as the gas supply is to be removed from the site.
9. Relocation / refurbishment of the gymnasium's is shown on the plans, with replacement gym equipment to provide a modern well-equipped air-conditioned training facility. With the relocation of the gymnasium, the Pod bay will become available for operational use as and when required.
10. In preparation for Merseyside Fire & Rescue Service (MFRS) achieving 'net zero targets' by 2040 the mechanical & electrical proposals have been developed to include new Air Source Heat Pumps via a variable refrigeration flow system which will allow the removal of fossil fuels to both sites. Future inclusion of Photovoltaics (PV) is also being considered which will assist in reducing electricity consumption. The aim is to install PV's that will allow the

sites to become carbon neutral, a full assessment of this proposal is underway.

11. A new resin-based flooring to the Appliance and Pod bays will be introduced to provide a robust and slip resistant floor finish.
12. Utilising the Procure Partnerships Framework a formal tender process was initiated and carried out in December 2022 for the works on both stations. Five contractors formally expressed an interest and received all the relevant documentation and a formal invite to tender accordingly. Following this process all five bidders submitted a formal bid for review, as outlined in appendix G.
13. The tender returns have been assessed and were scored based on a 60% weighting on commercial 40% quality, Appendix F shows the scores achieved by each contractor. Red Tree Contractors are the highest scoring contractor for both projects. Appendix H and I are the independent Tender review reports from our Quantity Surveyors; Rider Levett Bucknall ('RLB').
14. Due to the inclusion of new windows to the study rooms adjacent to the neighbouring property on Queens Drive the Old Swan scheme has gone through another formal planning process and we have successfully achieved full planning approval from Liverpool City Council in May 2022, this expires 3 years from the date of approval.
15. The current supply chain and market uncertainty has seen an increase in construction material costs, labour rates and general works costs throughout the whole industry. It is evident within the costs outlined above that this trend has not alleviated in recent months. We have seen this with other schemes such as the TDA development and Newton accommodation development. However, RLB our appointed cost consultant states that the costs are as expected in the current market.

Equality and Diversity Implications

16. A new Equality Impact Assessment has been completed for this project, see appendix F of this report.

Staff Implications

17. The refurbishments will provide improved facilities and working conditions for all staff. However, the fire stations will have restricted use for the duration of the projects. A detailed programme and phasing plan will be provided prior to works starting for approval senior staff.

Legal Implications

18. A formal JCT build contract will be entered into with the selected contractor(s) following a formal tender process.

Financial Implications & Value for Money

19. Current proposed construction costs:

i.	Old Swan Fire Station	£691,330.46
ii.	Speke & Garston Fire Station	£693,507.27
	Total	£1,384,837.73

20. These costs can be contained within the approved Building Capital Programme:

Expenditure			
	Old Swan	£	691,330.46
	Speke	£	693,507.27
	Total	£	1,384,837.73
Funded By			
Existing Capital Budgets			
	BLD 086 F.S Refurb Old Swan	£	596,500.00
	BLD 085 F.S Refurb Speke	£	596,500.00
	BLD 060 DDA Compliance	£	70,000.00
	BLD 013 Appliance Bay Flooring	£	50,000.00
	CON 001 Energy Conservation	£	31,837.73
	BLD 067 Gym Equipment	£	40,000.00
	Total	£	1,384,837.73

Risk Management, Health & Safety, and Environmental Implications

- Key project risks will be managed in accordance with the current H&S regulations, including CDM 2015.
- Removing fossil fuels with the inclusion of PV's and air source heat pumps will assist MFRS in our Carbon Reduction Strategy plans.
- The inclusion of a resin-based slip resistant floor to the appliance bay and pod bay will assist with general Health and Safety as it is durable, hard waring and resistant to most chemical spillages.
- Improvements in line with Access Audit carried out in 2021 will also improve the site and mitigate any further issues surrounding equality.

25. The clean kit principle adopted by MFRS has been reflected in the re-design of the sites.

Contribution to Our Vision: *To be the best Fire & Rescue Service in the UK.*

Our Purpose: *Here to serve, Here to protect, Here to keep you safe.*

26. The newly refurbished and modernised Fire Stations will provide an improved working environment for firefighters.

BACKGROUND PAPERS

N/A

GLOSSARY OF TERMS

CDM **Construction Design & Management Regulations**

MFRA **Merseyside Fire and Rescue Authority** is the physical and legal entity. When writing reports MFRA is the “object”.

MFRS **Merseyside Fire and Rescue Service** is the service provided by MFRA. When writing reports MFRS is the “action”