

Hampshire Fire and Rescue Authority

Finances and General Purposes Committee

Item 8

28 January 2015

Basingstoke Fire Station Rebuild Project

Report by the Chief Officer

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1 Summary

- 1.1 The plan to demolish and construct a new fire station on the site of the original is well underway. Architects have produced plans and planning approval has been granted. Following an official tender process, Hampshire Fire and Rescue Service (HFRS) have a preferred contractor and are in detailed discussions to allow a final contract to be entered into and for work to start. There have been challenges consistent with a complex and sizable project, however these are being managed by the project team and the project is planned to be delivered when expected and to the original agreed budget. There are currently considerations within the project about the effects of inflation since 2012 which have affected the building costs and therefore the ability of the Project to deliver the original scope that was mandated by the Hampshire Fire and Rescue Authority (HFRA).

2 Recommendation

- 2.1 The Finances and General Purposes (F&GP) Committee support the progress made and the plan to progress the project.

3 Introduction and background

- 3.1 In 2012, Hampshire Fire and Rescue Authority agreed to a proposal to demolish and rebuild Basingstoke Fire Station.
- 3.2 This project was established with the formation of a project team using industry professionals to assist with the professional services we require to support us. The project board is formed of these professionals, together with HFRS staff from Basingstoke station and Councillor Keith Chapman represents the HFRA.

4 Planning application

- 4.1 In September 2014 an official planning application was approved by Basingstoke and Deane Borough Council.

5 Tender process

- 5.1 Our construction project management professionals led an official tender process using the Official Journal of European Community (OJEC). This returned four (4) tenders in mid September 2014.

- 5.2 An evaluation process was undertaken by the project team which incorporated assessment of the quality and cost of bids. Further interviews were held which tested the flexibility of solutions and business fit with the HFRA.
- 5.3 One contractor was selected and HFRA entered into a “Preferred Bidder” arrangement with this contractor. This arrangement sets a time period whereby HFRA negotiate exclusively with the contractor to produce detailed plans and form a “Best and Final Offer” for the project, prior to contractual arrangements being established.

6 Current timeline

- 6.1 The tender process using the original plans, returned bids with a predicted overspend for the project against the original agreed budget based on inflation and market conditions. The project team have worked diligently with the preferred bidder to identify and negotiate changes to the plans to re-established the work plan within the expected cost envelope that was agreed by the Authority. The impact of these adjustments on the original scope and scale of works mandated by the HFRA is currently being evaluated by the project team. A further report with recommendations will be submitted to the F&GP Committee once this work is complete.
- 6.2 Additional exploratory works within the grounds of the site are being undertaken currently. This will establish a suitable foundation solution for the new building, and will reduce the risk of environmental issues arising during construction. It is expected that this will conclude in mid January. The current plan is that a ‘best and final offer’ from the contractor would be expected shortly after. This, in conjunction with the work detailed in section 6.1 will allow for a decision to be made whether HFRA enter into a contract to start the demolition and construction.
- 6.3 If agreed, work is expected to start on site in Q2 2015/16. For the duration of the works, temporary accommodation will be utilised on site by HFRS staff for primary responding vehicles using the existing ex-divisional HQ building, with some special vehicles being located at other stations in the county for the period. Completion of the new station is expected in Q4 2016/17.

6 Supporting our corporate aims and objectives

- 6.1 This project is a key part of the HFRS estates strategy.

7 Risk analysis

- 7.1 All risks are owned and managed by project board.

8 People Impact Assessment

- 8.1 The proposals in this report are considered compatible with the provisions of the equality and human rights legislation.

10 Resource implications

- 10.1 The HFRS project team and professional advisers are established and funded within the scope of the project.

11 Conclusion

- 11.1 Good progress is being made to provide a new fire station facility in Basingstoke. The project is being carefully managed. The need to adjust the project plan and works due to cost have been experienced. Whilst this is not uncommon with a construction project of this size and complexity, further evaluation of the effects of this is being completed by the Project Board. This work will inform future decisions around the scope and scale of works to be completed through a future report to the F&GP Committee. The project remains on track to be completed by Q4 2016/17.

12 Background papers

- 12.1 The following documents disclose the facts or matters on which this report, or an important part of it, is based and has been relied upon to a material extent in the preparation of the report:

1. HFRA report - 2012
2. F&GP reports 2012, 2013

Note: The list excludes: (1) published works; and (2) documents that disclose exempt or confidential information defined in the Act.