

Shrewsbury Fire Station / HQ Renovation Project – Options Document

Option 1(b)

This option is the original specification as agreed in outline with Members.

The project involves the rental of temporary accommodation for the duration of the building works for some headquarters and fire safety staff.

The Ground floor of the current Headquarters building would be altered slightly to accommodate the station personnel during the building works.

The current station will be completely refurbished to a modern, cost effective standard and an extension will be built to one side to give the space required for all HQ staff.

In addition the current workshops will be refurbished up to modern safety standards and our staff there temporarily relocating either to Minsterley or Tweedale for 6-8 months.

All staff will then return to the Station, workshops and HQ building.

After the move to the Regional Control Centre in February 2011 the current HQ building will be demolished and the site landscaped.

Financial Breakdown:

Phase 1 – Provision of temporary rented office accommodation for duration of works.	80
Phase 2 – Carry out move to offices	
Phase 3 – Alterations to Shrewsbury HQ ground floor to enable use by station during works.	30
Phase 4 – Carry out station move	
Phase 5 – Refurbish Shrewsbury site and build extension	2,860
Phase 6 – Move in to refurbished building	
Phase 7 – Demolish existing buildings, landscaping and site works.	130
Other building costs	12
Furniture and moving	75
Other project costs	210
Professional fees	295
Total	3,800
Contingencies at 5%	190
Total	3,990

Option 2

The ground, first and second floors at Telford will be refurbished.

The ground floor changes will bring the station up to modern standards and accommodate all operational staff on this floor.

The first and second floors will also be refurbished to provide accommodation temporarily for the Shrewsbury staff but also for the long term redeployment of some staff from Shrewsbury.

In addition the current workshops will be refurbished up to modern safety standards and our staff there temporarily relocating either to Minsterley or Tweedale for only 6-8 months.

The ground floor of the headquarters building will be temporarily changed into the fire station and some staff from HQ and Fire Safety will relocate to Telford.

Shrewsbury station will then be refurbished with station staff then moving to the ground floor. The first and second floors will also be refurbished and some of the HQ staff will move into these floors. No extension will be built at Shrewsbury.

The remaining staff will stay at Telford.

After the move to the Regional Control Centre in February 2011 the current HQ will be demolished and the site landscaped.

This option splits the Brigade HQ functions between two sites.

Financial Breakdown:

Phase 1a – Refurbishment of Telford station	210
Phase 1b - Creation of temporary/permanent offices.	610
Phase 2 – Carry out move to Telford	
Phase 3 – Alterations to Shrewsbury HQ ground floor to enable use by station during works.	30
Phase 4 – Carry out station move	
Phase 5 – Refurbish Shrewsbury site	2,170
Phase 6 – Move in to refurbished building	
Phase 7 – Demolish existing buildings, landscaping and site works.	140
Other building costs	150
Furniture and moving	75
Other project costs	210
Professional fees	270
Total	3,890
Contingencies at 5%	195
Total	4,085

Option 3

Here the ground, first and second floors at Telford are refurbished and an extension built to one side of the station.

When completed all current staff from HQ and Fire Safety relocate to the refurbished building.

The ground floor of the HQ building is temporarily refurbished to accommodate the Station staff from Shrewsbury.

The whole of the current station is demolished and a new fire station built.

In addition the current workshops will be refurbished up to modern safety standards and our staff there temporarily relocating either to Minsterley or Tweedale for only 6-8 months.

Shrewsbury Fire Station staff then move back into the new station.

After the move to the Regional Control Centre in February 2011 the current HQ will be demolished and the site landscaped.

This moves the whole of the HQ function into one building in Telford.

Financial Breakdown:

Phase 1a – Refurbishment of Telford station	210
Phase 1 – Refurbishment and extension of Telford Offices.	1600
Phase 2 – Carry out move to Telford	
Phase 3 – Alterations to Shrewsbury HQ ground floor to enable use by station during works.	30
Phase 4 – Carry out station move	
Phase 5 – Demolish and rebuild station, refurbish workshops block	1,540
Phase 6 – Move in to refurbished building	
Phase 7 – Demolish existing buildings, landscaping and site works.	150
Other building costs	130
Furniture and moving	75
Other project costs	180
Professional fees	295
Total	4,210
Contingencies at 5%	210
Total	4,420

Comparison

	Option 1b	Option 2	Option 3
Costs			
Phase 1 – rental of offices			
	80	0	0
Phase 1a (alternative) – Refurbishment of Telford Station	0	210	210
Phase 1b (alternative) - Creation of office space at Telford	0	610	1600
Phase 2 – Carry out move to Telford			
Phase 3 – Alterations to Shrewsbury HQ ground floor to enable use by station during works.	30	30	30
Phase 4 – Carry out station move			
Phase 5 – Refurbish Shrewsbury site and build extension	2,860	2,170	1,540
Phase 6 – Move in to refurbished building			
Phase 7 – Demolish existing buildings, landscaping and site works.	130	140	150
Other building costs	12	150	130
Furniture and moving	75	75	75
Other project costs	210	210	180
Professional fees	295	270	295
Total	3,800	3,890	4,210
Contingencies at 5%	190	195	210
Total	3,990	4,085	4,420
Funding			
Planned borrowing	1,500	1,500	1,500
Grant	1,293	1,293	1,293
To be met from capital reserve	1,197	1,292	1,627

In all cases it is assumed that there will be no change to running costs.

Telford Fire Station.

If option 1b is selected no works will be carried out at Telford, which is outside the scope of the scheme, however officers have identified some benefits from the refurbishment of Telford Fire Station as part of this scheme. These include:

- Potential efficiency savings through the appointment of a single design team and contractor to progress both schemes and the possible use of refurbished accommodation at Telford in place of rented accommodation during the works at Shrewsbury.
- If planned works at Wellington are progressed, Telford will be the last major site not to be upgraded to meet our needs. Some refurbishment works will be required at the site at some time in the future.
- Telford Central does not have lift access to the first floor training accommodation and first and second floor station accommodation, which should be considered under the Disability Discrimination Act.
- The provision of alternative accommodation at Telford will improve medium-term resilience as the site could be used as alternative accommodation for Business Continuity.
- Reduced training and meeting costs through the use of our own accommodation rather than booking external provision. This also reduces flexibility to run courses and meetings as needed.

It is anticipated that the additional cost to refurbish the ground floor as a Fire Station, provide a lift and refurbish the first floor as office, training and meeting accommodation is approximately £500,000.

Members are requested to consider whether they wish officers to prepare a full business case assessing the costs and benefits of incorporating works at Telford in to the Shrewsbury scheme.