

Newcastle City Centre Police Station

Project Overview

In March 2008, the former Northumbria Police Authority approved in principal the acquisition of Forth Banks from Network Rail as the new Newcastle Area Command for £5.5m plus fees. Previous sites considered included Westmorland Road (off St. James Boulevard) which was eventually sold to Newcastle College for £9m.

The site is in the heart of an area of regeneration, adjacent to the Stephenson Quarter development. The project has been split into 2 main phases, Phase 1 involves enabling works including the major demolition of the 'catacombs' to form the new Energy Centre and remedial works to the Grade II listed warehouse. Phase 2 involves the refurbishment of Kings House, completion of works to the warehouse and the new build element.

The existing goods warehouse on site is one of the few remaining concrete frames still left in the UK as designed by Francois Hennebique, an entrepreneurial French Engineer of his time. The Hennebique system was one of the first appearances of the modern reinforced-concrete method of construction and is now being restored sympathetically back to its original condition.

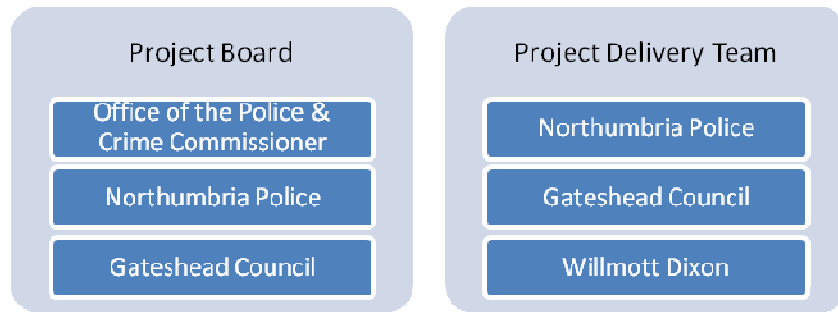
The design of the building is in response to briefing information provided by the Chief Constable's operational requirements and envisages the replacement of the existing Police Stations at Pilgrim Street and Market Street, together with the 50 cell custody suite. The development will allow for centralisation of a number of other functions which are currently located elsewhere in the Area Command.

On 18th August 2011, the former Northumbria Police Authority approved the purchase of the site at Forth Banks at a cost of £5.5 m plus fees (stamp duty, legal fees etc.) and approved the engagement of Wilmott Dixon Construction, through the SCAPE National Framework.

The contract sum, which included costs relating to the site such as Network Rail engineering fee and insurance, Section 106 costs and contaminated land was as per estimate at £31.3m.

Construction started on site on 19th September 2011, the team are now 126 weeks into the 142 week programme with progress and programme being 8 weeks ahead of target for contract completion on 9th June 2014.

Project Governance



The Project Board is chaired by the Chief Executive from the Office of the Police and Crime Commissioner and consists of the Joint Chief Finance Officer of the Office of the Police and Crime Commissioner, the Assistant Chief Constable, Estates Manager, Northumbria Police and the Project Manager from Gateshead Council.

The Board meets every 3 weeks to ensure that the project remains viable in terms of costs and benefits, checking that the Police operational requirements were being met and the project was delivering a suitable and quality solution. The Board also authorises any changes to the planned schedule of works. This included additional requirements and agreements for omissions. The schedule of agreed changes to date is set out below:

Changes to Date

Description	Instructed Cost
Fuel Polishing System	£8,827
Delayed access to Kings House / acceleration costs	£150,000
Electronic Charging Points Infrastructure	£1,000
Colour contract banding within cells	£485
PV Installation	£96,255
Custody lockdown buttons	£1,463
Less	
Omission of solar pre-heat	-£33,274
Amend internal finishes to reduced specification	-£37,361
Change to spec of cycle store	-£5,931
Change to spec of walkway	-£7,000
Change to spec of internal doors	-£7,155
Total Project Instructions	£167,309

The main increase relates predominantly to the delay in access to Kings House as a result of the extended occupancy of Network Rail and the reinstatement of photovoltaics based on the high risk that the scheme would not be granted Building Control Approval relating to the requirements with respect to conservation of fuel and power.

The Project Delivery team includes the Estates Section from Northumbria Police, Willmott Dixon as the contractor and Gateshead Council acting as the Project Manager for the Office of the Police and Crime Commissioner. The role includes the management and maintenance of the budget, valuations to make sure that the project remains profitable and efficient. Gateshead Council also provide Clerk of Works to make sure that work is carried out to the client's standards, specification and schedule. The Clerks of Works for each discipline (building, mechanical and electrical) meet with the construction team and a representative from the Police Estates team every two weeks on site to make sure that the correct materials and workmanship are used and that the client is given quality work and value for money.

The last Friday in the month an on site Progress meeting is held with the Project Manager, contractor, police, QS, Clerk of Works and CDM Co-ordinator. The outcomes of these meetings are fed back to the Project Board.

Financial Summary

Current Position as at 1 February 2014

Description	Costs at AMP	Forecast Outturn	Variance
Land Purchase	£5,753,520	£5,753,520	£0
Construction Sum	£28,470,761	£28,470,761	£0
Cost outside of Construction	£2,818,898	£2,144,308	-£672,590
Authorised Changes	£0	£167,309	£167,309
Totals	£37,041,179	£36,533,684	-£505,281

The project is now estimated to be completed £505,281 under budget with an estimated completion date of 9 June 2014.

The cost outside of construction has been clearly scrutinised through both the Board and the Chief Constable's office resulting in the estimated underspend of £672k which is explained in more detail in the table below.

Costs outside of Construction

Description	Budget	Forecast Outturn	Variation
Architect Fee Stage A-C	£320,365	£320,365	£0
Survey & consultants	£45,423	£45,423	£0
PM/QS/Clerk of Works	£603,279	£603,279	£0
CDM Co-ordinator	£35,000	£35,000	£0
Planning Submission	£17,565	£17,565	£0
Building Control	£45,000	£45,000	£0
Section 106 Highways Costs	£233,000	£281,500	£48,500
(Less contribution from Silverlink)	-£105,000	-£105,000	£0
Network Rail Engineering Costs	£157,202	£157,202	£0
Hazardous Excavated Costs	£63,874	£27,214	-£36,660
FFE	£651,190	£396,760	-£254,430
ICT	£400,000	£320,000	-£80,000
City Centre CCTV	£350,000	£0	-£350,000
Total Costs	£2,816,898	£2,144,308	-£672,590

Risk

A key project risk has been realised around delayed access to Kings House. However we have successfully mitigated significant challenges so far including the successful demolition of the Catacombs and the challenging major concrete repair works in the warehouse succeeding in the restoration of an iconic Grade II structure. We have lost 14 days in total due to adverse weather however have managed to mitigate the delays in construction.

We are currently 90% through the construction programme and therefore the residual risks relating to programme and cost are minimal. Full commissioning of the Energy Centre is imminent, with the 3rd fix M&E nearing completing in line with the contract programme. The internal finishes to the cells is ongoing with 80% of the cell furniture installed.

Post construction, the design is flexible enough to ensure that future business change can be accommodated however the City Centre location and the restrictions of the site limits the parking for operational vehicles on the site to those included in the original design.

There are no risks to the Office and the Police and Crime Commissioner or the Chief Constable arising post occupancy in relation to the build as any defects will be contractually resolved by Willmott Dixon within the first 12 months.

Summary

- The project will be brought in within budget.
- The project will be brought in ahead of schedule.
- Design is flexible to ensure that future business change can be accommodated as efficiently as possible.
- The new custody facilities will replace the insufficient and unsuitable custody accommodation at Pilgrim Street.
- The new office accommodation will allow the migration of staff facilitating the release of the Headquarters site in Ponteland (other than Block 67/69 to be retained as a Head Office) together with Pilgrim Street and Market Street in line with the Estate Strategy.