

KNOCK ROAD DEPOT	1st May 2018
TO: ENVIRONMENTAL SERVICES COMMITTEE	
FOR DECISION	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environments and Assets
Outcome	Protect and enhance Council Facilities in support of staff providing front line services
Lead Officer	Head of Estates
Cost: (If applicable)	£439,780 (+ optimism bias/inflation @15%)

Background

Further to previous report items, and at member's request, further work has been undertaken into the proposed development of facilities at Knock Road Depot, Ballymoney.

Key Issues

It has been recognised that the current staff facilities at the Depot are no longer fit for their current purpose nor allow for future expansion. Members had expressed reservations about a number of options brought to committee. These reasons included:

- a) Adequate female changing space
- b) Adequate canteen space
- c) Training/meeting space
- d) Adequate showering space
- e) Storage space
- f) 1st Aid room
- g) Allowance for increase in staff numbers

Ballymoney Borough Council obtained planning approval for a two storey building on the existing office site in 2014. Bearing in mind the concerns raised this option was deemed to only partly meet operational and Health, Safety & Welfare requirements. A broader assessment of the site has raised further points for consideration. These include:

- a) Separation of public interface with depot
- b) Public parking

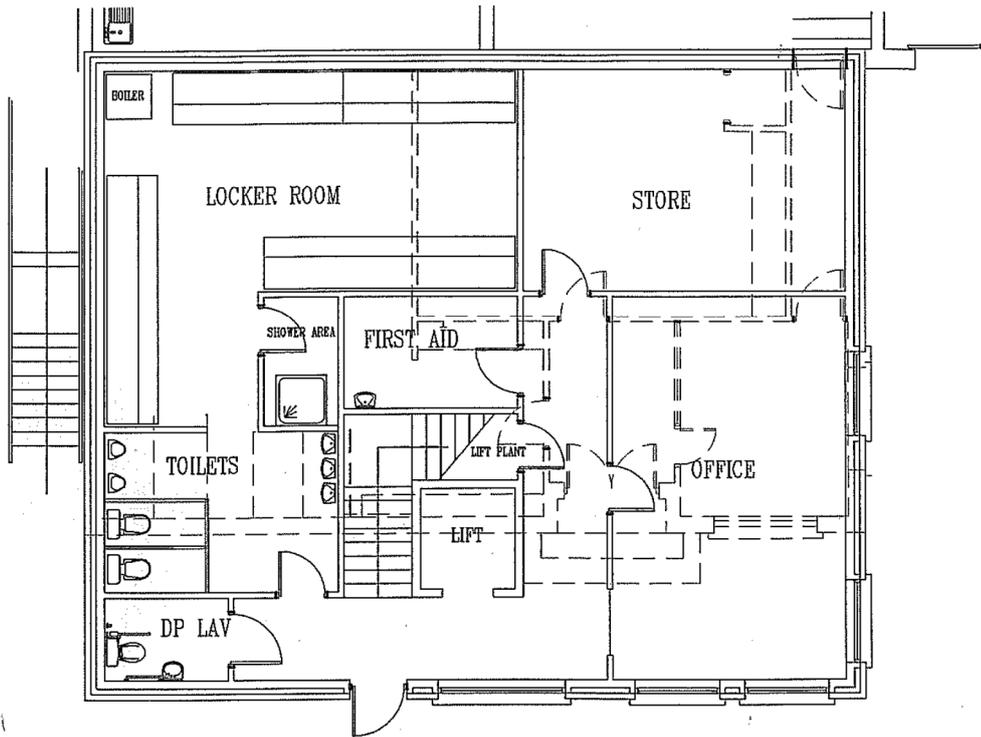
- c) Future of derelict Cemetery Lodge. Incorporating the upgrade/refurbishment the Cemetery Lodge building would provide additional office space and preserve the long term integrity of this building. Although not listed, it has historical interest, sited at the entrance to the cemetery, located adjacent to the depot and could be incorporated into this project to safe guard its future, subject to meeting operational needs.
- d) On-going changes to waste disposal legislation and the impact on staff and vehicle numbers.

The design team met with staff on a number of occasions to ensure that current and future needs were understood along with making best use of the site.

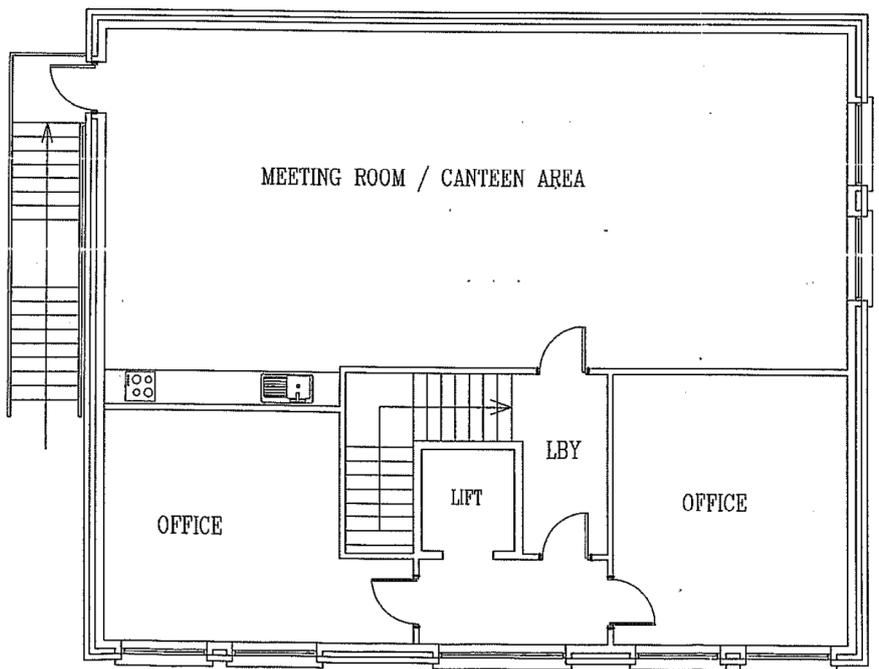
The attached appendix summarises the operational requirements and how they will be met by this new proposal. Although not fully meeting current and future needs, the original BBC proposal (Option 1) is also included for comparison. The new Option 2 (a,b,c) refurbishes the existing single storey building, incorporates the Cemetery Lodge, saving this local landmark building and addresses public interface issues. Option 2 not only meets current needs but also safeguards the future of the Cemetery Lodge and has scope to deal with any future changes in staff numbers. Operational staff are content with the Option 2 proposal. Plans of the two proposals are also attached for information.

Recommendation

It is recommended the Environmental Services Committee approve Option 2 as the preferred option and progression of this project to Stage 2 of the Capital Programme Management System by developing detailed designs and Specifications and progression of the procurement process.

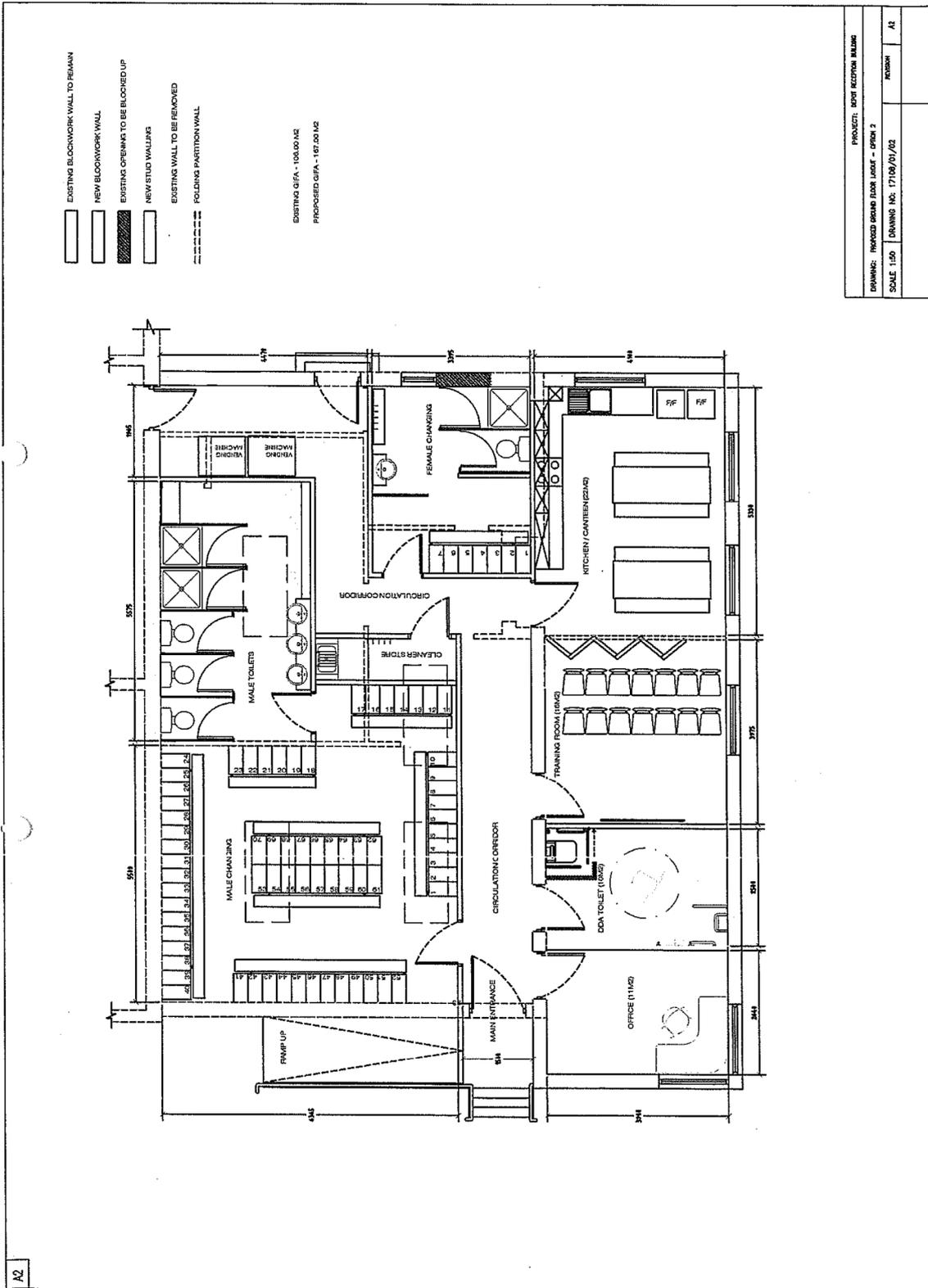


PROPOSED GROUND FLOOR LAYOUT

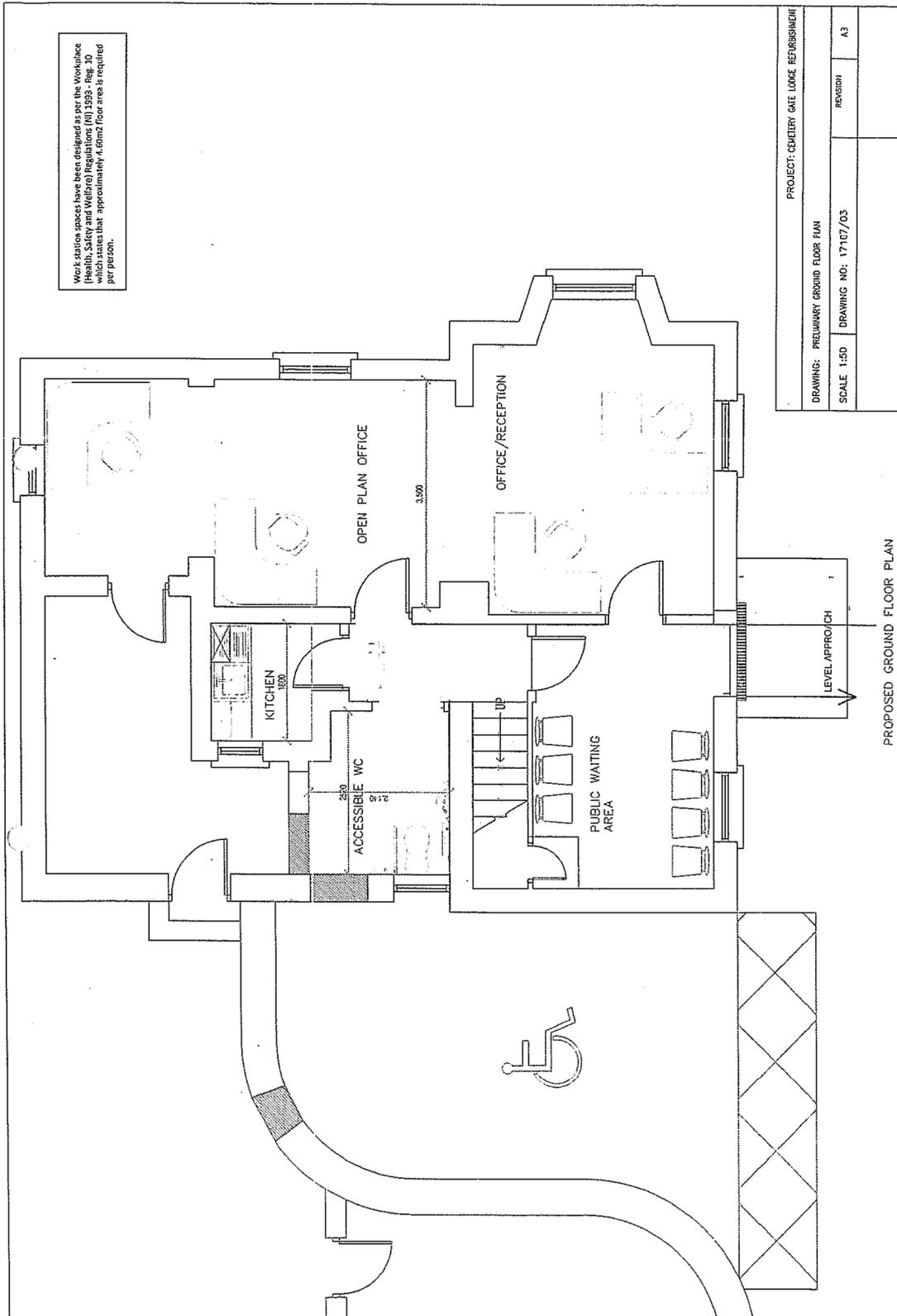


PROPOSED FIRST FLOOR
LAYOUT Scale 1/100

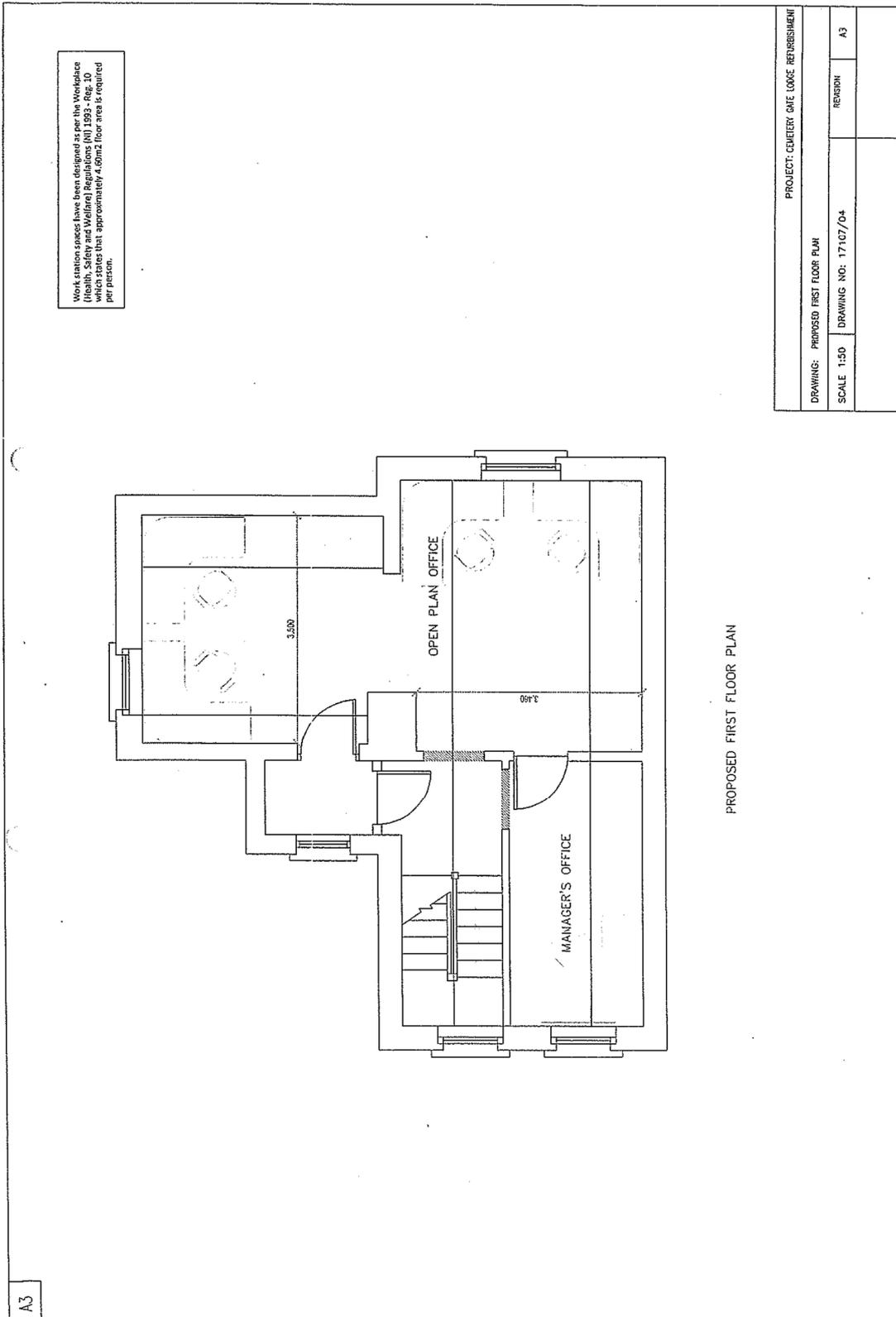
Option 1. New 2 Storey Block (original 2014 option)



Option 2(a) Refurbishment of existing single storey block



Option 2(b) Refurbishment of Cemetery Lodge – Ground Floor



Option 2(c) Refurbishment of Cemetery Lodge – 2nd Floor

PROJECT: KNOCK ROAD DEPOT RENOVATION PROPOSALS

DATE: 5/12/17



COMPARISON OF DESIGN PROPOSALS (Dec 2014 & Jun 2017) IN ACHIEVING CLIENT NEEDS **Red = Unachieved**

Clients Identified Needs / Project Aspirations	Original New Two Storey Design Option £388,240	Ground floor Depot & Gate Lodge Refurb Design Option dated June 2017 (£399,800)
<p>1. Separation of Public Interface with Depot Site, Parking and Offices.</p> <p>2. Upgrade of existing Employee facilities to include separate Canteen and Training Spaces.</p> <p>3. Provision of separate Male / Female Toilets / Changing.</p> <p>4. Disabled Toilet Space provision.</p> <p>5. Provision of Showers.</p> <p>6. Provision of a Drying Room.</p> <p>7. Additional 20Nr Lockers required (bringing total to 60Nr).</p> <p>8. Increased Storage space required generally along with defined area for PPE Storage.</p> <p>9. Incorporation of Cemetery Gate Lodge into Depot for use as Admin Office Building.</p>	<p>1. Separation not included in Design.</p> <p>2. The Meeting Room / Canteen are combined in a single First Floor Space.</p> <p>3. Female toilet/changing combined with disabled provision</p> <p>4. Yes, 1Nr Disabled Toilet provided.</p> <p>5. Only 1Nr Shower Room provided.</p> <p>6. No provision.</p> <p>7. 65Nr. lockers (Floor Area 35m2).</p> <p>8. New First Floor Storage Space included.</p> <p>9. No allowance for refurbishment of Gate Lodge Building.</p>	<p>1. Separation achieved in Design via refurbishment of Gate Lodge.</p> <p>2. Separate Kitchen / Canteen and Training Spaces separated by folding Partition for increased flexibility.</p> <p>3. Yes separate Male and Female Toilet / Changing and Showers provided.</p> <p>4. Yes 1Nr Disabled Toilet provided.</p> <p>5. 3Nr Shower Rooms included (1Nr Female/2Nr Male)</p> <p>6. Design utilises changing space as integral Drying Space.</p> <p>7. 70Nr lockers provided. (Floor Area 40m2).</p> <p>8. Design provides new dedicated Cleaners Store and also utilises the existing PPE Store.</p> <p>9. Gate Lodge Building fully refurbished to provide Admin Office Building.</p>

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<p>10. Estates Office Support currently in Mobile Unit which is generally in a poor state of repair.</p> <p>11. Office Space provision identified as follows: Estates – 1Nr Manager 1Nr Supervisor 1Nr Inspector 1Nr. Hot Desk Waste - 1Nr Manager 2Nr Supervisors and 1Nr Admin</p>	<p>10. Mobile to be removed as part of Design.</p> <p>11. General Office Space - 8Nr total (4Nr on Ground Floor and 4Nr on First Floor).</p> <p>12. No dedicated Disabled Car Parking Space. Prof. fees - £38,824</p> <p>Total Cost: £427,064</p>	<p>10. Mobile to be removed as part of Design.</p> <p>11. Total - 11Nr. (Depot Building 2Nr - Cemetery Lodge Building 9Nr)</p> <p>Design also includes defined Reception and Public Waiting Area.</p> <p>12. Dedicated Car Parking Space included. Prof. fees - £39,980</p> <p>Total Cost £439,780</p>

Current Market conditions dictate that a recommended 15% optimism bias be added to estimates given current market conditions if tendered within next 3 month period