

KNOCK ROAD DEPOT UPGRADE, BALLYMONEY	25th October 2016
TO: COUNCIL	
FOR DECISION	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting & 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)	£230,000

1.1 Background

A report item was brought to committee, 3rd May 2016 detailing preferred option for refurbishment/upgrade of Welfare Facilities and Office space at Knock Road Depot at cost of £368,000. This option would have provided a 270m² two storey building on existing 135m² office site incorporating enhanced office space and storage, refurbished kitchen and changing/showering provision, 1st Aid room, disabled facilities, meeting room and new mechanical and electrical services. Officers were asked to look at reducing the scope of works and cost.

Various options have been considered and those offering minimum requirements are listed below:

Option 1 – as above - £368,000 (£127/sqft)

Option 2 – as Option 1 but with reduced footprint (220m²) with less storage - £335,000 (£141/sqft)

Option 3 – refurbishment of existing without additional 1st floor but with ground floor extension (155m²) - replacing existing Portacabin office -£230,000 (£138/sqft)

Option 4 – as per Option 3 (155m²) but using modular building extension - £220,000 (£132/sqft)

1.2 Detail

Existing single storey office block does not comply with current Workplace Health & Safety & Welfare Regulations, namely

1. Heating and lighting provision poor
2. Sanitary facilities are in need of upgrade/refurbishment and increased to reflect staff numbers

3. There is no disabled access or DDA compliant facilities for staff and visitor use.
4. There are no dedicated 1st Aid facilities
5. Staff canteen lacking in basic amenities
6. Portacabin office in very poor state of repair

Option 2 offers similar facility to Option 1 but with little cost saving. Options 3&4 both offer the same reduced outcome namely:

- a. Refurbished/improved welfare facilities
- b. Office space similar to existing
- c. New disabled facilities
- d. New mechanical and electrical services.

They do not include:

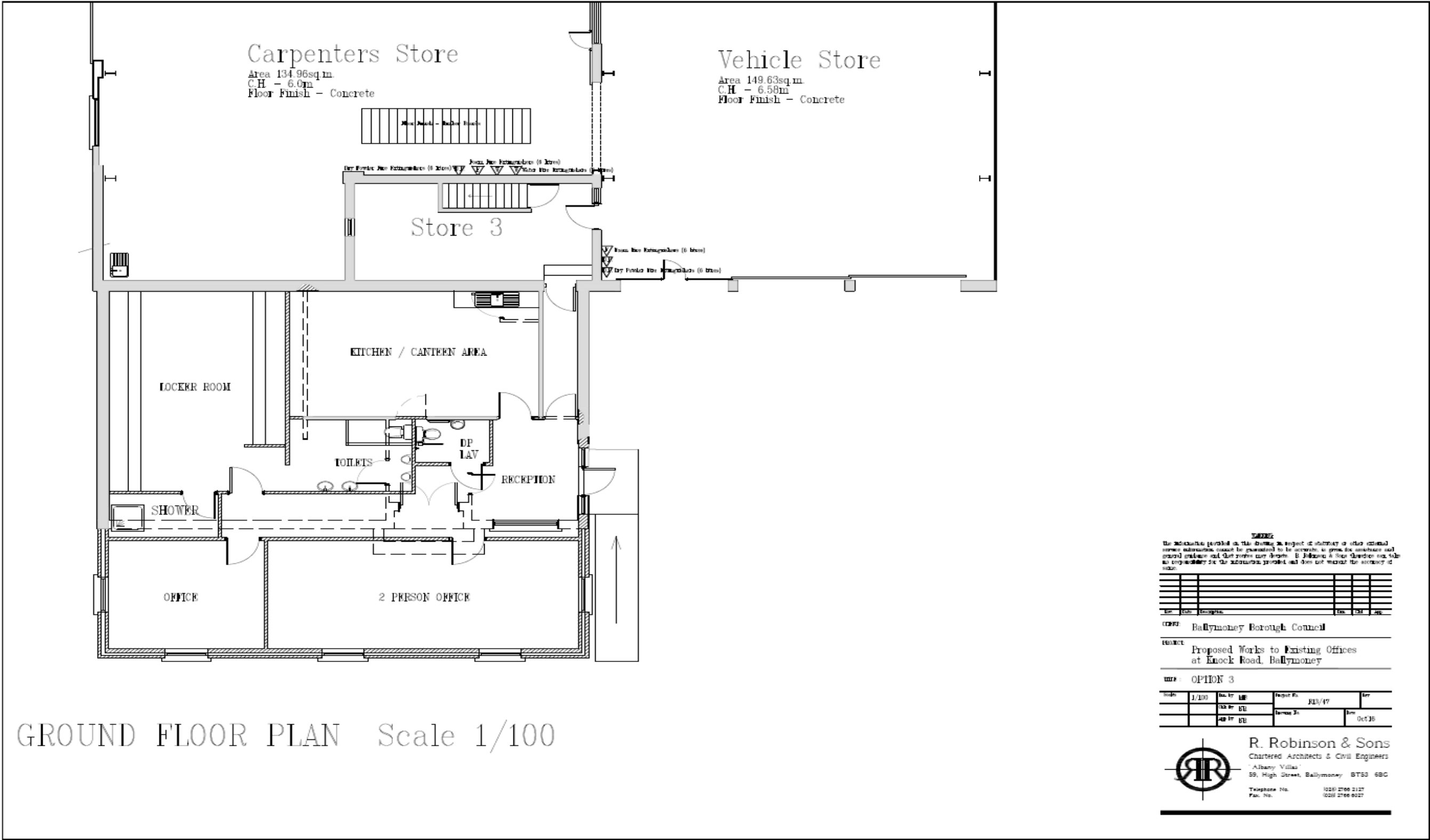
- e. Separate 1st Aid room
- f. Training space
- g. Increased office or storage provision
- h. The locker room will be slightly smaller.

Option 3 & 4 layouts would incorporate the existing office block and extend forwards to replace the existing Portacabin office (see Appendix A). Option 3 is for cavity wall construction similar to existing office and offers better long term value than Option 4 which, although slightly cheaper, is for a modular building construction with limited lifespan. Option 3 and 4 both address the issues raised by the HSE and comply with Welfare legislation.

Provision has been made for this project in the current year's capital works programme.

1.3 Recommendation

Members are asked to discuss the options with a view to recommending which option should progress to Stage 2 of the Capital Programme Management & Procurement System.



NOTES
 The information provided in this drawing is subject to statutory or other external
 control. Information cannot be guaranteed to be accurate, to give the assistance and
 general guidance and that errors may occur. It is intended to be used for reference only. It is
 the responsibility of the contractor to verify all dimensions and details for accuracy of
 work.

Rev	Issued	Description	Rev	Date	By

CLIENT: Ballymoney Borough Council

PROJECT: Proposed Works to Existing Offices at Knock Road, Ballymoney

TYPE: OPTION 3

Scale	1/100	Drawn by	MB	Project No.	215/17	Rev	

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