

NH-DCO Tender Options Descriptions

Base Scheme

Anticipated cost estimate (including fees, etc.):

Refurbishment of Offices broadly as per the 2013 scope of works and specification, but with updated design development.

Updates include:

- Renewal of curtain walling vs. refurbishment of existing.
- Low energy phase change cooling and ventilation vs chilled beam solution.
- Asbestos removal
- Roofing works to 5th floor roof
- Refurbishment of main entrance doors & inner lobby
- Increased specification for lift refurbishment to comply with current legislation
- Wall ties and movement joints to external brickwork
- Car park markings
- Increase in staff decanting cost to cover wholesale decant rather than floor-by-floor.

Dependencies: None.

Origin: Based on 2013 refurbishment scheme, updated.

Planning Enhancement Options

Anticipated additional cost estimate (including fees, etc.):

Additional items for which planning approval has been gained, but were not contained in the 2013 base scheme:

All other glazing renewed to match curtain walling; new signage and render background; new entrance canopy in lieu existing; entrance front walls removed & new steps; new brickwork to pathways.

Origin: From meetings with Planning Officer & LHF officers.

Dependencies: None.

Option 1 – Ground Floor South Wing Refurbishment

Anticipated additional cost estimate (including fees, etc.):

To create greater area of flexible office space with a view to freeing-up a complete floor for letting to another organization.

Refurbishment of Ground Floor South Wing to create new informal meeting/vending area and increased open-plan office space..

Moves staff vending from 5th floor to create open plan floor. New ground floor area close to reception enables visitors to be met without incurring access issues and disruption to staff in office areas.

Origin: From SMG New Ways of Working, Staff input and the Office Accommodation Strategy Review

Dependencies: None.

Option 2 – 1st Floor South – Flexible Civic Accommodation

Anticipated additional cost estimate (including fees, etc.):

To create greater area of flexible office space with a view to freeing-up a complete floor for letting to another organization.

Install moveable partitions within the Council Chamber to create 6 meeting rooms for day time meeting room use by Members and officers. Create a Civic kitchen supplying vending to the Committee Rooms. Widen civic suite corridor & install new movable walls dividing the committee room space into 3 rooms.

Allows increased use of the space during office hours, improved evening facilities and frees space within the office floors for additional workstations.

Origin: From SMG New Ways of Working, Staff input and the Office Accommodation Strategy Review

Dependencies: Either Option 2 or Option 3 is required to enable Option 5.

Option 3 – 1st Floor South – Flexible Civic Accommodation

Anticipated additional cost estimate (including fees, etc.):

To create greater area of flexible office space with a view to freeing-up a complete floor for letting to another organization.

Install moveable partitions within the Council Chamber to create 3 meeting rooms plus an informal working/meeting area for day time use by Members and officers. Create a Civic kitchen supplying vending to the Committee Rooms. Widen civic suite corridor & install new movable walls dividing committee rooms 1 & 2 space into 3 rooms.

Allows increased use of the space during office hours, improved evening facilities and frees space within the office floors for additional workstations.

Origin: From SMG New Ways of Working, Staff input and the Office Accommodation Strategy Review

Dependencies: Either Option 2 or Option 3 is required to enable Option 5.

Option 4 – 1st Floor South Wing - Improvements in Civic Importance of Civic Suite

Anticipated additional cost estimate (including fees, etc.):

To enhance public entrance to 1st Floor Lift Lobby and Civic Suite corridor and provide enhanced member accommodation within one of the rooms. Provision will include:

- Enhanced hardwood feature wall linings to 1st Floor lift lobby & Civic Suite corridor;
- Additional curved ceiling bulkhead, plaster ceiling area and downlights to 1st Floor Lift Lobby;
- Additional ceiling bulkheads and plaster ceiling bands to Civic Suite corridor;
- Enhanced finishes generally;
- Full height polished stainless steel door handles & kick plates, etc., to 1st Floor lift lobby & Civic Suite corridor doors;
- Purpose-made hardwood display case to 1st Floor lift lobby;
- Purpose-made hardwood bookcases to Committee Rooms 1 & 2.

Creating an enhanced impression of the Civic functions of the Committee Rooms and Council Chamber for members and members of the public and increases provision for members.

Origin: Generated by Leader's comments.

Dependencies: Requires widened corridor of Option 2 or Option 3 for full implementation.

Option 5 - 1st Floor North Wing

To create greater area of flexible office space with a view to freeing-up a complete floor for letting to another organization.

Anticipated additional cost estimate (including fees, etc.):

Refurbishment of 1st Floor North Wing to create an open plan office area with 4 Offices/Meeting Rooms, one at each corner.

Allows application of enhanced comfort cooling measures to this floor and increase in open plan workspace.

Origin: From SMG New Ways of Working, Staff input and the Office Accommodation Strategy Review

Dependencies: Requires either Option 2 or Option 3 to enable Option 5, but could be omitted despite Options 2 or 3 being implemented.