



KEY INFORMATION:
 CLIENT: Merseyside Police
 LOCATION: Liverpool
 CONSTRUCTION VALUE: £17.5m
 CONTRACTOR: ISG
 START - FINISH DATE: May 2022 – May 2023
 SECTOR: Bluelight
 FORM OF CONTRACT: NEC4 Option A
 DELIVERY TYPE: Two Stage Design & Build



SOCIAL VALUE PROMISE:

- 9 jobs created for local long-term unemployed and other hard to reach groups
- 180 apprentice weeks
- 60 volunteer hours dedicated to local community projects
- 500 employment support hours to those over 24
- 500 employment support hours for young people
- £20,000 spend with the VCSE sector
- 90 hours dedicated to wellbeing support programmes and initiatives
- 16 hours of expert time with VCSE & SME organisations

Early engagement and development of the social value plan has meant the delivery of our commitments are already providing meaningful and long lasting impact across Liverpool.



PROJECT OVERVIEW:

The project involves the refurbishment of the existing St Anne St Police Station and external works, complete with an additional fifth floor and new entrance and lift access. Measures to improve energy efficiency and reduce carbon emissions are also included as well as improvements to the station's services infrastructure.

Following the opening of the new Merseyside Police (MP) HQ on adjacent land, ISG will deliver extensive refurbishment and upgrade works to the existing 1960s building, moving staff from other assets into an upgraded comfortable and modern working environment, as part of the force's estate rationalisation strategy. This will allow MP to improve the efficiency of their estate and focus spend on its vital frontline resource, supporting them to respond to public needs and create a safer Merseyside.

A COLLABORATIVE APPROACH

Enabling works

ISG completed an extensive £1.7m package of enabling works – including site set up, façade removal, asbestos removal and demolition. As the original superstructure was revealed, further surveys were carried out to de-risk the main works design and improve buildability and project certainty.

A shared live site

Throughout the planning and pre-construction phase ISG have worked in partnership with MP and Mace to ensure the adjacent operational custody suite is not impacted during the works. There is a segregated boundary line with pedestrian access via a biometric turnstile into the ISG compound, along with a dedicated banksman at shared vehicle routes. In addition to this, ISG have a dedicated and rigorous process for ensuring MP vetting requirements are met, pre-planning vetting periods for each subcontract package. To further ensure continuity of service, we have worked collaboratively with MP's network provider, providing key milestone dates and maintaining the IT infrastructure throughout construction.

Early supply chain engagement

The team have proactively engaged with the supply chain during the planning phase, working with specialist and trusted contractors to support the client with advancing the design. This has been particularly beneficial during the post-pandemic environment; taking measures to mitigate against the potential risks of inflation and resource and materials availability. For example, through early engagement with our M&E partner we have been able to place early orders for technology equipment, reducing lead times by six weeks. We have also engaged a photovoltaic (PV) specialist and worked with the district network operator (DNO) to commence the buildings electrical enhancements. Through effective partnership working and early engagement, we have established a route to affordability which has enabled main works to progress despite market volatility.

"Close partnership working and collaboration has been pivotal to the successful delivery of the complex preconstruction and enabling works stage on this project. Working together, we have jointly navigated numerous challenges including the COVID-19 pandemic and cost inflation, along with the 'usual' obstacles thrown up by complex refurbishment projects. We're now looking forward to continuing this strong teamwork throughout the main works and delivering a high-quality facility befitting a 21st century police force"

PAUL COLLINS, FRAMEWORK MANAGER, ISG