

# **Civic Offices**

Annual Running Costs and Condition Survey

Briefing Session July 2022\*



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\*maintenance costs updated for quarter 2, 2022

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## The Civic Offices - Background

- Constructed c.1972
  - ▶ 50 years old
  - 7 storey building basement and podium
- Reinforced concrete frame construction
- > 24,000m<sup>2</sup> of office accommodation
  - Originally fully open plan office
  - Partitioned and adapted over time
  - Range of kitchen and WC facilities across the building
- Issues with solar gain
- Poor ventilation
- Lack of thermal control









#### The Civic Offices - Usage

- 1869 PCC workstations
- c.2500 overall desk including tenants
- Pre-COVID usage 47%
- COVID usage 16% (April 2021)
- Key Areas
  - Modern Records Primary location for paper based records
  - **Kestrel Centre** PCC/Solent learning disability service
  - City Help desk/Cashiers central location for the public to access services in person

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- Cash vault parking meter fees and cashiers transactions are all returned to the Civic for processing
- **Despatch Office** all internal and external mail for the authority
- CCTV control room whole city

### The Civic Offices - Usage

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#### Tenants

- Clinical Commissioning Group (CCG)/Integrated Care System (ICS) from 1 July 2022
- Solent NHS
- Hampshire coroners court
- Costal Defence team
- Hampshire Police
- Hampshire and Isle of Wight Probation service
- Unions
- Commercial letting
  - c.£1m p/a income

### The Civic Offices - Running Costs

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Facilities management budget - £2.1m p/a

- Cleaning: £266k per annum
- Utilities: £1.5 million per annum
- Security: £320k per annum
- Working environment improvements / Covid Measures
  - Ventilation ductwork and low level vent clearance & removal of obstructions
  - Increased cleaning regime
  - CO2 and temperature monitors installed

### The Civic Offices - Repairs

- Average yearly repair cost c.£300k p/a
- Data suggests repair costs are increasing year on year

 Ongoing yearly cyclical maintenance costs c.£500kp/a

\*figure less due to reduced usage of the building

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Year	Cost			
2018	£236k			
2019	£375k			
2020	£242k*			
TOTAL	£853k			
Year			Costs p/a	
Civic Mainte	nance team		£260k	
Facilities - se	ecurity systems, PA	etc	£20k	
Fire Alarm Maintenance		£30k		
Lift mainten	ance		£45k	
Corrigenda M	N&E Servicing		£125k	
Electrical Te	sting		£10k	
TOTAL			£500k	

# The Civic Offices - Projects

#### Electrical (£2.3m)

- Installation of LED lighting
- New back up generator
- Replacement of main incoming switchgear
- Replacement/upgrade of main high voltage transformers

#### Mechanical (£4m)

- Replacement of cooling towers chillers
- 3 new boilers
- New IT suite cooling equipment
- Fire damper replacements and ductwork cleaning/fire dampers
- Main heating coils two phases

Building (£300k)

- Fire door maintenance
- Fire stopping
- Minor internal refurbishments

Year	Cost
2016	£1.8m
2017	£1.7m
2018	£1.2m
2019	£900k
2020	£1m
TOTAL	£6.6m

Average total project cost c.£1.3m per year



### The Civic Offices - Running Cost Summary



Year	Costs p/a
Facilities Management	£2.1m
Day to day repairs	£300k
Cyclical Maintenance	£500k
Yearly project costs	£1.3m
TOTAL	£4.2m

### **Client Brief**

#### Condition Survey

Full building condition survey to establish the current condition of the building fabric and M&E installations - identify required maintenance works

#### Feasibility Study

Full refurbishment of the building

#### Costing

- > 30 year costed maintenance plan for the building fabric and M&E installations
- Cost appraisal of a full building refurbishment

#### Programme

Outline programmes for the full refurbishment of the building based upon a full and partial decant



#### **Consultant Team**

- Building Survey Faithful & Gould
- Quantity Surveying Faithful & Gould
- Structural Engineer WSP
- Facade Engineer WSP
- Mechanical & Electrical Engineers SS&A
- Energy / Environmental Consultant SS&A
- Architects Ayre Chamberlain Gaunt





#### **Condition Survey**

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### **Condition Survey** - Limitations

- Visual inspection
- High level survey
- No specialist access equipment used
- No testing of mechanical and electrical systems
- No inspection of concealed areas
- No invasive investigations or testing
- Some areas not inspected due to non-access / COVID restrictions
- Costs provided are indicative for purposes of informing budgets

### **Condition Survey** - Structure

- Generally fair condition
- Historic cracking to concrete elements
- Water ingress to basement and core 6
  - Currently superficial
- Corrosion of handrail fixings
- Various areas of damage to tiled surface
  - Currently superficial
- If structure kept watertight deemed to have ongoing serviceable life\*

\*further invasive investigation and testing would be needed to determine accurate future life









# **Condition Survey** - Curtain Walling

- Failing external coating will lead to corrosion of frame
- Seals deteriorating and hardening will eventually cause leaks
- Single glazed with secondary glazing
- Mullions misaligned building movement
- Some cracked glazing
- Lack of fire stopping between floors
- Excessive solar gain
- Poor thermal performance
- Overall external envelope is in poor condition and in need of replacement







![](_page_14_Picture_13.jpeg)

![](_page_14_Picture_14.jpeg)

![](_page_14_Picture_15.jpeg)

### **Condition Survey - Roof**

- Roof coverings reaching the end of their serviceable life
- Access to core tower plant rooms is very poor
- Significant amount of M&E plant located on roof
- Water ingress from podium carpark
- All roof coverings and associated elements require replacement

![](_page_15_Picture_6.jpeg)

![](_page_15_Picture_7.jpeg)

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![](_page_15_Picture_8.jpeg)

![](_page_15_Picture_9.jpeg)

![](_page_15_Picture_10.jpeg)

![](_page_15_Picture_11.jpeg)

# Condition Survey - Fire Compartmentation

- ► Fire doors
- Partitioning
- Fire stopping service ducts
- No smoke extract system to lower ground car park
- Curtain walling
- Some issues historical
- Further investigation is needed
- Ongoing repair and maintenance

![](_page_16_Picture_9.jpeg)

![](_page_16_Picture_10.jpeg)

![](_page_16_Picture_11.jpeg)

![](_page_16_Picture_12.jpeg)

![](_page_16_Picture_13.jpeg)

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### Condition Survey - M&E

- Significant investment to M&E installation, active parts have all been replaced
- Majority of M&E distribution equipment original from the 1970's
- Ventilation strategy designed to 1970's standard for an open plan office
- Current configuration of partitions / offices leads to insufficient air changes
- Lack of control to systems
- Majority of distribution services beyond the end of their serviceable life

![](_page_17_Picture_7.jpeg)

![](_page_17_Picture_8.jpeg)

![](_page_17_Picture_9.jpeg)

![](_page_17_Picture_10.jpeg)

## **Condition Summary**

Generally the core building structure appears sound

A number of major elements have reached the end of their serviceable life

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- Roof
- Curtain Walling
- M&E Infrastructure
- Inherent issues present to the building based upon original design of building and historical alteration
  - Ventilation
  - Solar gain
  - Heating / cooling
  - Fire compartmentation

#### 30 Year Maintenance Plan

- Forecasted expenditure on future maintenance requirements = £116m
- Professional fees @ 12% = £14m
- Total = £130m
- Significant costs associated with;
  - External façade and roof replacement
  - M&E maintenance and improvement
- Major work elements would require decant of floors or wings for sustained periods

#### Indicative 30 Year Maintenance Plan - April 21

![](_page_20_Figure_1.jpeg)

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- Costs are for purposes of budgeting only
- Spend plan is indicative
- Minimum 2 year lead in required
- Works front loaded major elements reaching the end of serviceable life
- No allowance for works under £500
- No allowance for day to day repairs

#### Indicative 30 Year Maintenance Plan - May 22

![](_page_21_Figure_1.jpeg)

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#### **Priority Works**

Key areas of work allowed for within first 5 years;

- Roof replacement
- Curtain walling replacement
- Maintenance / replacement of fire doors
- Fire stopping\* all areas
- Fire compartmentation
- Stair core refurbishment balustrades, treads
- Ventilation replace supply/extract ducting (including all suspended ceilings)
- Chilled water system replacement
- MTHW & LTHW system replacement distribution pipework
- Domestic Water Services replace cold/hot water distribution pipework
- Drainage replacement
- \*programme of fire stopping already underway

![](_page_22_Picture_14.jpeg)

#### Extending serviceable life

Possibility to delay major works

#### Benefits

- Allows time to consider options
- Undertake further investigations / appraisals
- Minimises short term spend

Risks

- Day to day costs increase
- Building condition deteriorates
- Potentially increased longer term costs

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- Increased risk of operational failure
- Increased health and safety risk
- Poor internal environment for staff

## Extending serviceable life

Maximum managed risk period

- 2 years April 2023
- £7.4m required to maintain operation during this period
- Beyond April 2023 significant investment will need to be made
- Exponential increase in risk
- Managed by decant
- Reduced use of building

Year	Element	Cost
2021	Day to day repair	£475k
2021	Cyclical Maintenance	£500k
2021	Projects	£800k
	Sub-total	£1.8m
2022	Day to day repair	£575k
2022	Cyclical Maintenance	£500k
2022	Projects	£400k
	Sub-total	£1.5m
	10% contingency reserve held	£325k
	MAINTENANCE TOTAL	£3.6m
21-22	Facilities Management costs	£4.2m
	TOTAL COST OVER 2 YEARS	£7.8m

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### **Questions?**

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