



DORSET
Local Enterprise Partnership

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Local Growth Fund (LGF)

End of Project Report

BCP (Port Op's Building)

PROJECT SUMMARY

- A new purpose built Port Operations building has been constructed at the Port of Poole with the benefit of DLEP funding.
- The project was to replace the old deteriorated building and facilities with new. The existing building was identified for demolition as part of a wider package of construction works, directly enabling this opportunity.
- The new building and facilities enables Port Stevedores to work and rest in a comfortable and energy efficient building, constructed to modern day standards.

Project start date	23 June 2020
Project construction start date	10 May 2021
Project completion date	11 February 2022

CHANGE REQUEST

The addendum dated December 2021 refers to an increased budget to enable the incorporation of PV solar panels to the roof of the Border Control Post building.

OUTPUTS AND OUTCOMES:

The key output delivered by this Project was to reconstruct a deteriorated and life expired building on the Port. 800 sqm of commercial floor space has been created by replacing Port offices and welfare facilities



Front elevation



Mess room

The building works were undertaken in conjunction with the construction of the new Border Control Post on the Port, which could have not been achieved without remodelling of existing buildings. The new developments therefore were required as a direct result of the United Kingdom leaving the European Union; the new infrastructure has safeguarded the Port's existing business under new Custom's legislation whilst future-proofing the viability of the commercial operations at the Port of Poole.

The key outcome enabled by these works is the safeguarding of existing jobs.

BENEFITS REALISED TO DATE

Poole Harbour Commissioners welcome the new facility with vastly improved working conditions. Appropriate office space and welfare facilities allow for effective and efficient working whilst the modern design and construction of the building enables the building to operate in an energy efficient manner.

FINANCES

- Initial grant funding was approved in January 2021 at a value of £1.2m
- In December 2021 an application for funding extension was agreed (value: £105k) referring to the installation of PV solar panels to the roof of the Border Control Post building. This building has a south facing roof and strategically was designed to incorporate PV. The energy generated fulfils the demand created by the new construction
- The project was delivered at a total cost of £1.6m

There was very little opportunity for cost saving as supply chain issues were suffered throughout the duration of the project with material price increases and delivery lead times being high risk. Value engineering was introduced wherever possible to ensure the project spend did not exceed budget. Examples of value engineering can be identified throughout the project build from foundation design through to ongoing review of M&E specifications

LESSONS LEARNT

The Project was delivered within a tight timescale as was proven necessary. This highlighted the need for :

- A well defined scope of works
- A competent Project Team (Client / Architect / Consultant / Contractor)

Assembling a competent Project Team for the works enabled a robust cost plan and a suitable contract programme to be developed. A competent project team ensured effective procurement throughout the build programme, giving cost certainty.

The nature of the works were such that it meant progressing quickly from concept to design stage with a changing scope of works. This was outside of the Project Team's control but identified the merit in having a clear and well defined scope of works from the outset.

The biggest risks to the Project were:

- Ground conditions
- Brexit / COVID 19 supply chain related issues
- Utilities (diversions etc)

Risks were mitigated by designing out where possible (avoiding extensive service diversions by foundation realignment for example). Supply chain issues were mitigated by allowing design changes to align with procurement routes.

SUCCESS STORY

The Project has proven a success. The new building is serving the Port well and promotes an efficient and professional Port Authority. The decision and subsequent approval for the installation of PV has been a great success.

Dorset LEP

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