



KEY INFORMATION:

CLIENT: Merseyside Police
LOCATION: Birchwood, Warrington
CONSTRUCTION VALUE: £1.1m
CONTRACTOR: Warden Construction Limited
START - FINISH DATE: Jan 2024 – June 2024
SECTOR: Public Sector
FORM OF CONTRACT: NEC4 Engineering and Construction Contract.
DELIVERY TYPE: Office Refurbishment and Fit Out at 300 Long Barn Boulevard for Merseyside Police

PROJECT OVERVIEW:

Design and construct office refurbishment and fit out project at 300 Long Barn Boulevard, Birchwood, Warrington on behalf of Merseyside Police.

Merseyside Police secured the necessary funding for this project which involves the refurbishment and fit out of an existing office block and administration hub. The main elements of the works are Mechanical and Electrical Services related with soft touch fabric and external works elements and include security, CCTV infrastructure, access control, small power, data and ICT, air conditioning, ventilation, lighting, fire detection, partitioning, a new cycle store and car park works including EV charging points.

KEY CHALLENGES:

- **Security / Vetting / Confidentiality / Non-disclosure** – This project has been undertaken within a live, occupied, sensitive, secure, police facility where security is of paramount importance throughout. All Warden employees, and those of our approved subcontractors and suppliers, are enhanced Disclosure and Barring Service (DBS) checked, as well as undergoing the Merseyside Police vetting procedures as an additional level of security accreditation.
- **Client led variations to the scope of works** – Merseyside Police have instructed a considerable number of variations to the scope of works on this project. These have led to the expected completion date of the contract moving from June 2024 to November 2024, an additional five months.
- **Maintaining Access and 'Business as Usual' throughout the whole of the project** - Careful project management throughout will minimise disruption.

SOCIAL VALUE, SUSTAINABILITY AND LOCALISM:

- Local employment opportunities will be created by this project.
- Apprentice weeks will be committed to this scheme.
- Warden will reduce site mileage and CO2 emissions by using local suppliers / labour.
- Warden will create new local employment opportunities through engagement with local SME suppliers and subcontractors.
- Warden will maximise waste recovery throughout this scheme with at least 98% of the site waste created being diverted from landfill.

