November 2021

Condition of the building – Southampton Central Police Station

The construction was completed and occupation began in early 2011. The building has two 'cores', on the east and west elevation. The east core is comprised of two passenger elevators, staircase and a riser shaft. The west core is comprised of a small service/goods lift, staircase and riser shaft. The building services include an interconnected District Heating System (DHS), cold potable water, air handling units (AHUs) to provide heating and cooling to the floor plates [redacted] These services run from the lower ground floor plant room up via the west riser, to the roof on floor 7 and back through the building via both risers and onto the floor plates.

Throughout the building's 12 year life multiple issues with the DHS have been reported, such as accelerated pipework corrosion compared to the building's age, isolated 'flooding' causing a short building closure and wider underperformance issues causing increased operating costs and risk of issues such as legionella. A total pipework replacement to the lower and upper ground floor, including Custody was completed in 2018/19 as the risk of loss of service in Custody needed to be addressed. This work has been successful and learning from the complexity of replacing heating pipework in a live building has informed the proposed strategy.

A building wide non-intrusive fabric, mechanical and electrical (M&E) condition survey was undertaken by GLJ Design (GLJ), on behalf of Hampshire County Council (HCC), in November 2021. Items surveyed included the DHS, AHUs, [redacted] fire alarm and building management system, wear on carpets, walls and kitchenettes. The M&E survey was not fully intrusive, for example pipework insulation wasn't removed and water pressure checks weren't carried out, however data from Emcor; the termed maintenance contractor (TMC), from previous inspections and localised condition reports have been used to support the survey data. Further investigation is required around the building structure, car park area to the rear and cause of system underperformance.

The data from the condition survey has been compiled, graded in terms of severity, impact in the event of issues and failures and expected wear and tear versus condition. Estimate costings have been provided to address the issues and a priority system implemented. The outputs of this prioritisation document will be used to create the works specification in the following months.

The work required at SC involves [redacted] pipework, [redacted] valves, heating apparatus and possibly [redacted] a system wide reconfiguration to provide better performance. Detailed design for the work will need to be undertaken by M&E professionals [redacted]

By closing the building it allows the OPCC and main contractor to systematically address the issues, instead of replacing pipework, fire alarms and the BMS sensors and then 'effectively wiring and plumbing these new services back into a faulty or broken system. Closing the building also means a shorter works period, less disturbance for the users as they won't be

operating from an active construction site and only 1 large scale relocation compared to a minimum of 8 moves for varying lengths of time. From a health & safety, risk and information assurance perspective it isn't appropriate that large-scale, pre-planned works are carried out in high security areas. Concerns around risk to data, servers and sensitive policing can be removed entirely by vacating staff