

Summary Information from RIBA Stage 2 report

AECOM Ltd were appointed via a professional services framework to provide design and project management services and led a multidisciplinary team working alongside Teignbridge officers.

The report, completed in February 2025, produced a concept design for the Waste Transfer Station.

The proposed design incorporates upgrades to existing facilities, including enclosing waste bays and installing drainage systems, replacement of most of the existing silo walls to achieve the EA fire protection requirements.

The RIBA stage 2 report concluded that the requirements of the Environment Agency and Building Regulations can all be met.

The report also identified key constraints affecting the project, including the phasing of the works on an active site, and provided an estimate of the costs to deliver the required works.

The established primary objectives were:

- Implementation of a sealed drainage system to prevent contamination of local watercourses and ensure compliance with environmental regulations.
- Adherence to the Environmental Agency approved Fire Prevention Plan through the inclusion of fire-resistant structures.
- Fire resistance at boundaries to comply with Building Regulations.
- Demolish existing South West Shed and construct new shed to accommodate new baling machine (TDC direct purchase).
- New WC facilities in new location to enhance operational efficiency.
- Installation of two 15,000litre water tanks which will be used for firefighting and waste cleaning purposes as outlined in the FPP.

Secondary objectives:

- Include PV array to roofs
- Include rainwater harvesting to top up water storage (fire strategy and wash down use).

Primary survey information included

Measured Building Survey

Utilities Survey

PCC Silo Walls Testing

Topographical Survey

Ground Investigation Survey

Asbestos

Following this architecture, civil, structural, mechanical and electrical engineering designs were considered and developed alongside health & safety, risk and statutory approval requirements.

Statutory Approval Requirements

Environment Agency

Building Control

Planning

Party Wall Act

Building Safety Act 2022

SWW Build-over agreement

Procurement Considerations

A full design JCT Standard Building Contract Without Quantities was recommended as the preferred approach to procure the works

This enables detailed development of the design before tendering the works. A design and build route was considered less suitable, given the project-specific requirements and need to develop the design alongside the client at each stage.

The traditional route would be via a single stage tender which has the following advantages:

- Minimising time on site to minimise disruption to ongoing operations - the traditional procurement approach facilitates this by ensuring that detailed design work is completed before the contractor starts on site. This front-end design helps streamline construction activities, reducing delays and unforeseen issues.
- Cost certainty - finalising the design before entering the construction phase enables more accurate pricing, reducing the contingencies that contractors might otherwise include to account for design uncertainties. This provides greater cost certainty for the client and ensures the project is delivered in the most economical way.
- Enhanced Client Input - the project has specific design requirements that must be met to ensure compliance with Environment Agency regulations and the site's long-

term functionality. The proposed procurement route allows greater client input throughout the design process, ensuring that critical aspects such as material robustness are properly addressed before construction begins. This level of involvement would be more challenging under a design & build procurement route.

- Contractor Interest - this size of contract is likely to attract interests from 'Tier 2' contractors. The client retaining design responsibility will make the project more attractive to this category of potential contractor.

Two stage tendering, where costs are negotiated on an open book basis has the drawback of losing some of the supply chain competition.

A JCT Standard Building Contract Without Quantities is better understood by the contractors anticipated to tender. The quantity / pricing risk is transferred to the main contractor.

Next steps

RIBA Stage 3 work will refine and develop the concept design into a spatially coordinated design; incorporating technical coordination across all disciplines, finalising design solutions, and preparing for planning and procurement.

The following activities will be undertaken:

- Structural design to integrate new fire-resistant bay walls, supporting structures, and foundations
- Mechanical and electrical services, including fire suppression, drainage, and lighting systems
- Materials selection, ensuring compliance with fire safety, environmental regulations, and durability requirements
- Finalisation of site layout, including the sealed drainage system, WC relocations, and covered waste bays
- Fire safety compliance, ensuring adherence to the FPP
- Construction methodology and phasing plan to minimise disruption to site operations
- Cost plan refinement
- Coordination with Building Control, SWW and the EA for regulatory approvals
- Submission of planning application