

## **EX105. Council/HQ Arts Centre**

The Executive considered a report by the Director of Development Services which provided an update on the Council's civic headquarters and arts centre replacement project.

At its meeting of 12 November 2019 Council agreed to progress consideration of two options to develop the project requirements in advance of a procurement exercise. The procurement would test the market for a site, preferred developer and cost for the project.

Council agreed to take forward the following two options:-

- small office HQ (320 workstations + 35 touchdown spaces), Central Hub, 550 seat arts centre, shared spaces, and
- Option 5: medium office HQ (500 workstations, plus 55 touchdown spaces), Central Hub, 550 seat arts centre, shared spaces.

It was also agreed that the potential relocation of the Falkirk library should be considered in finalising the requirements for the project.

Falkirk Stadium was proposed for retention as a second back office. It was the most modern property in the Council's property estate. It was recommended that works at the Stadium be initiated during 2020 at a cost of c£1.5m covering the reconfiguration of the accommodation and office fit-out. The potential for early closure of some offices to commence rationalisation and enable further cost savings would be examined.

An important element of the procurement process was the adoption of an assessment and selection matrix to consider each of the submissions and their fit with the Council's objectives. It was proposed that the following elements would be assessed:-

<b>Assessment Criteria</b>	<b>Weighting</b>
Bidder Approach	10%
Scheme Concept	15%
Deliverability	20%
Site Location & Regeneration/Economic Benefits	20%
Cost & Affordability	15%
Environmental Sustainability	20%

Councillor Meiklejohn, seconded by Councillor Alexander, moved that the Executive:-

- (1) agrees the proposed requirements for the Council HQ and arts centre project including the relocation of Falkirk library to the new facility as set out in section 4.21 and appendix 1 of the report;
- (2) notes that progress of this initiative will be subject to the updated project costs being agreed in the Council's general services capital programme 2020-25;

- (3) agrees the assessment and selection criteria for the procurement process as set out in section 4d and Appendix 2 of the report;
- (4) agrees to appoint a design team to assist with the procurement exercise, including preparation of a benchmark option for the Municipal Buildings site, subject to clause 2 above;
- (5) agrees to commence the procurement process as identified in section 4C of the report, including a competitive dialogue exercise to identify a preferred bidder and site to deliver the project;
- (6) agrees to proceed with the provision of a formal notice to FCSL for the fit-out of the first floor accommodation and associated works to be undertaken at Falkirk Community Stadium at an anticipated cost of £1.5m, and
- (7) agrees to report back to Members on the outcome of the procurement exercise, recommending a way forward.

As an amendment, Councillor Coombes, seconded by Councillor Bissett, moved that the Executive:-

- (1) agrees the proposed requirements for the council HQ and arts centre project which may also include the Falkirk Library if bidders wish as set out in appendix of the report;
- (2) notes that progress of this initiative will be subject to the updated project costs being agreed on the council's general services capital programme 2020/2025;
- (3) agrees to amend the preliminary assessment selection criteria to be:-

Affordability	30%
Sustainability	20%
Deliverability	15%
Regeneration	15%
Concept	10%
Approach	10%

- (4) agrees to appoint a design team to assist with the assessment of the 'Expressions of Interest' including the working up of a baseline option for comparison purposes of a 320 work station on the current MB site. (Small office only), and
- (5) agrees to commence Expressions of Interest from development partners with the initial submissions to be considered by council in Oct 2020 after public consultation.

The Executive adjourned at 12.30pm and reconvened at 12.50pm with all members present as per the sederunt.

Following discussion and having received confirmation that the views of the public would be taken into account, Councillor Coombes, with the unanimous consent of those present, withdrew the amendment.

## **Decision**

### **The Executive:-**

- (1) agreed the proposed requirements for the Council HQ and arts centre project including the relocation of Falkirk library to the new facility as set out in section 4.21 and appendix 1 of the report;**
- (2) noted that progress of this initiative would be subject to the updated project costs being agreed in the Council's general services capital programme 2020-25;**
- (3) agreed the assessment and selection criteria for the procurement process as set out in section 4d and appendix 2 of the report;**
- (4) agreed to appoint a design team to assist with the procurement exercise, including preparation of a benchmark option for the Municipal Buildings site, subject to clause 2 above;**
- (5) agreed to commence the procurement process as identified in section 4c of the report, including a competitive dialogue exercise to identify a preferred bidder and site to deliver the project;**
- (6) agreed to proceed with the provision of a formal notice to FCSL for the fit-out of the first floor accommodation and associated works to be undertaken at Falkirk Community Stadium at an anticipated cost of £1.5m, and**
- (7) requested a further report back to Members on the outcome of the procurement exercise, recommending a way forward.**