

HQ & Arts Centre : Feasibility – Structural
Disentanglement Workshop
Appendix 3

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April 2022

Workshop Participants



- Architects & Principal Designers



- Mechanical & Electrical



- Structural

- Red Skye – QS & Cost



- Commercial & Delivery Partner

- Falkirk Council – Project Team & FTH Management

Feasibility 3B - Scope

Background

Sept & Dec Council decisions:-

- *retain the Town Hall in its current form and look at a partial upgrade particularly around improving energy efficiency in light of the need to tackle climate change;*

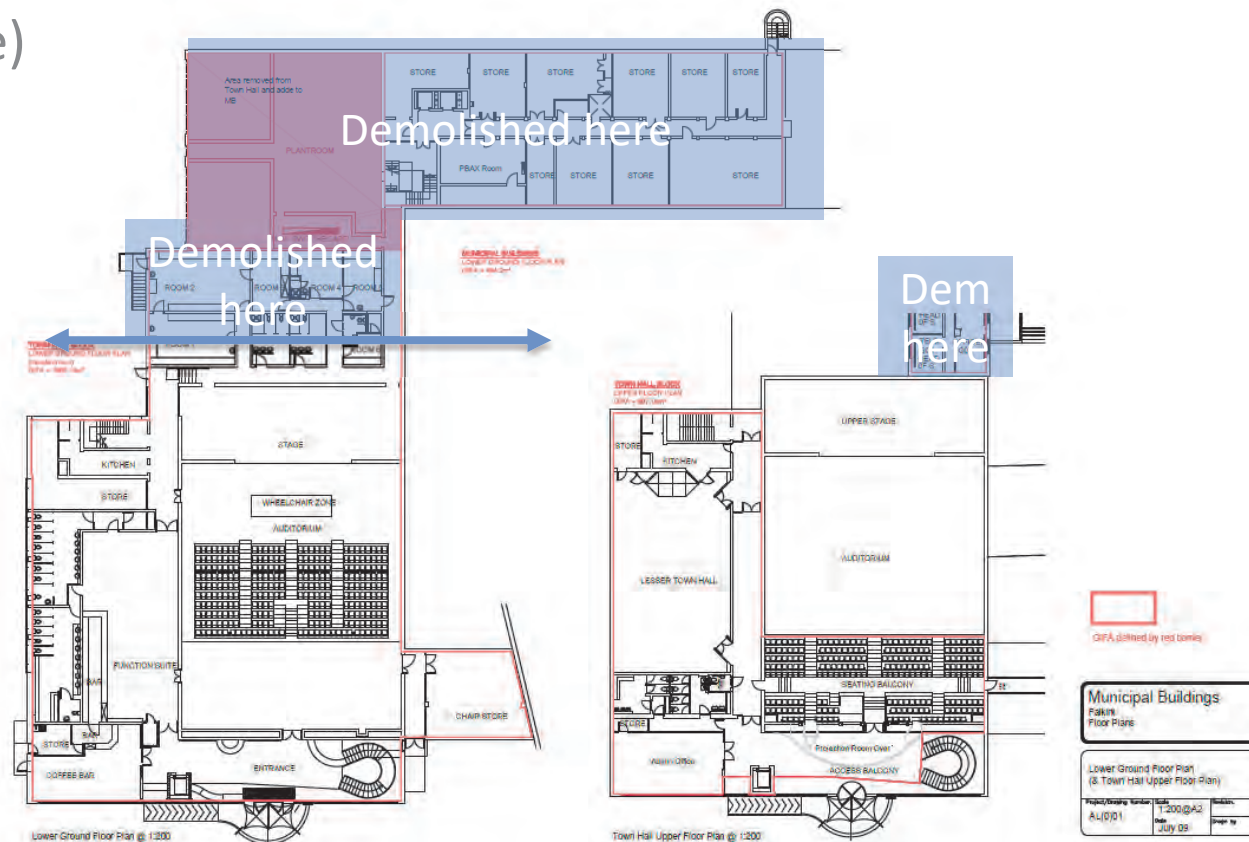
Scope

- Looking at a number of options to structurally separate FTH & Municipal Office:-
 - A. Minimal Retention Option – whereby Stage/Front of FTH is retained with new changing & plant solutions
 - B. Partial Retention Option – whereby existing FTH & plant block is retained to basement & ground floor
 - C. Partial Retention Plus Option - whereby existing FTH & plant block is retained along with part of Muni Office Block which is available for conversion to support FTH

Feasibility 3B – Option A

A. Minimal Retention Option

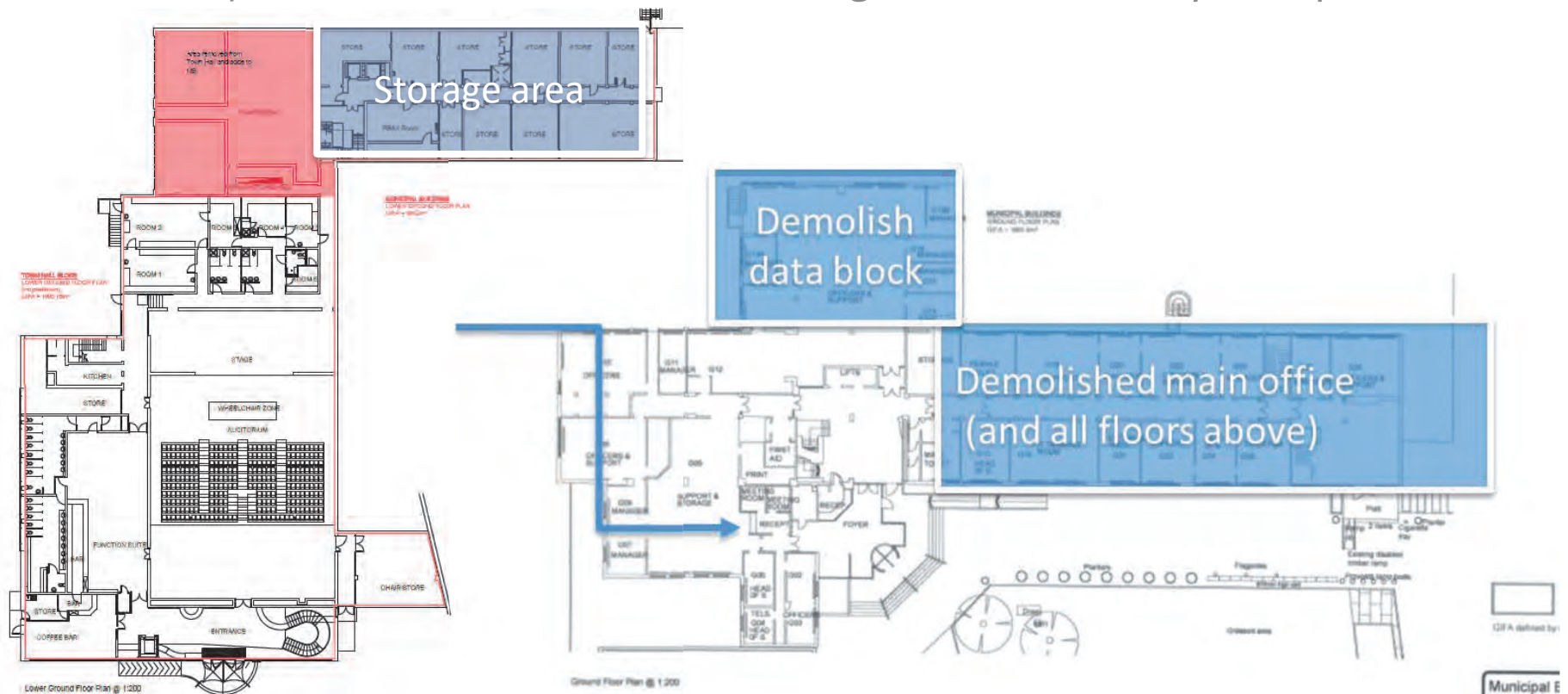
- whereby Stage/Front of FTH is retained.
- retains existing deficiencies of poor stage depth, entrance area too small and lack of studio & front of house space (which generates income)



Feasibility 3B – Option B

B. Partial Retention Option

- whereby existing FTH/plant block is retained to basement & G/F.
- retains existing deficiencies of poor stage depth, entrance area too small and lack of studio & front of house space (which generates income) but a little extra basement storage and a secondary G/F space



Feasibility 3B – Option B

B. Partial Retention Option

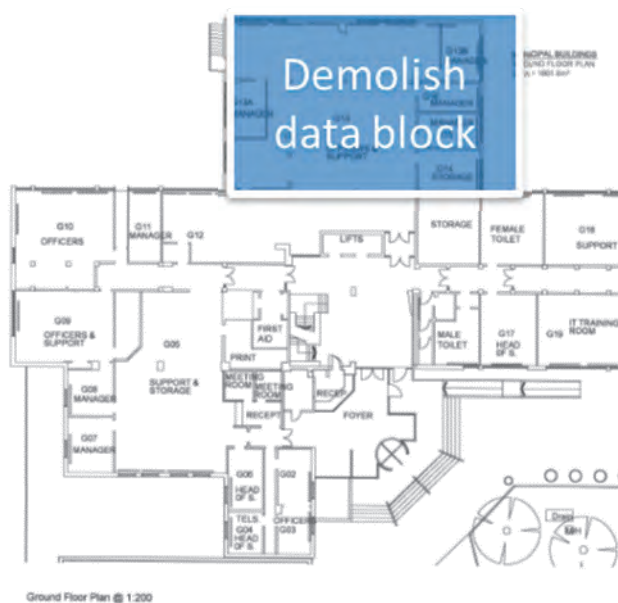
- Portion of the office block to Ground Floor only, requires new waterproof roof/wall structures and provides accommodation for conversion to support town hall requirements



Feasibility 3B – Option C

C. Partial Retention Plus Option

- whereby existing FTH/plant block is retained, along with a greater part of the office block for refurbishment to support FTH
- retains existing deficiencies of stage depth being poor
- gives storage, secondary entrance and space for studios



Feasibility 3B – Option C

C. Partial Retention Plus Option



Retains all this



Retains

- Portion of the office block to all floors, but requires roof repairs and wall infill. Potentially provides accommodation for conversion to support town hall requirements



Demolishes this portion of the office block

- Will provide a very visually unattractive retention

Feasibility 3B - Workshop Process

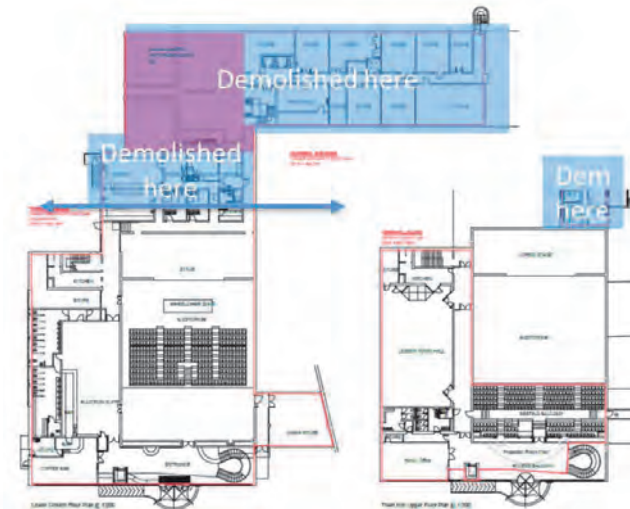
- Discussed all options in detail to have shared understanding of what is proposed
- Discussed technical issues to be overcome in each option
- Explored operational benefits and impediments
- Considered cost, risk and deliverability
- Ranked options using standard R/A/G - Red (Hard), Amber (Medium), Green (Low)
- Came to a consensus on a preferred option to be reviewed in further detail.



Feasibility 3B – Option Ranking

Option	Technical Issues	Operational Efficiency	Cost Benefit	Risk & Deliverability
A - Minimal Retention				
B - Partial Retention				
C.- Partial Retention Plus				

- On the basis of the workshop assessment it was agreed to now look in further detail at the costs and issues associated with the Minimal Retention option



Feasibility 3B – Detailed Review of Minimal Retention Option

Review has looked at

- Structural issues and solution
- Potential demolition costs and issues
- Mechanical and electrical condition issues within FTH
- Plant and servicing issues
- Desktop review and update of historic condition and repairs costs



**HQ & Arts Centre : Detailed Structural
Disentanglement of FTH Costs & Issues
Appendix 4**

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July 2022

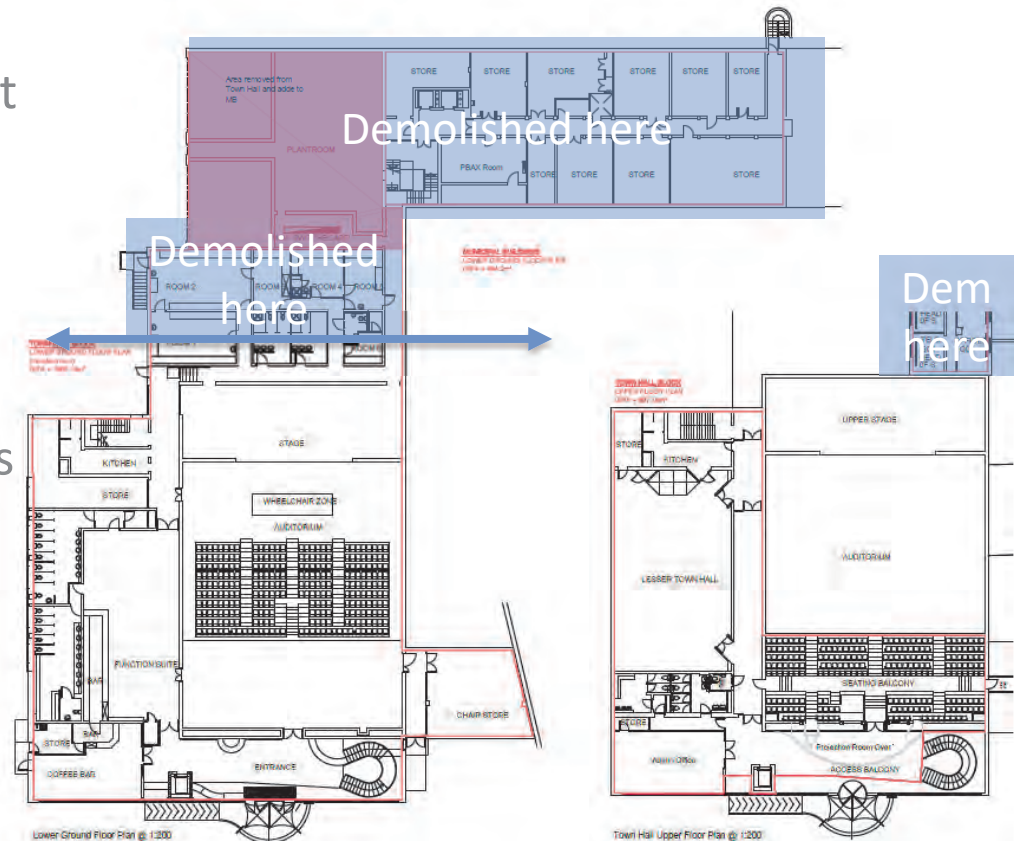
Feasibility 3B – Detailed Review

A. Minimal Retention Option – whereby Stage/Front of FTH is retained until new facility available (3 years) or FTH is upgraded.

- Replacement sub station
- Modular plant solution
- New backstage changing & toilet facilities
- Repairs to be carried out

Retains existing deficiencies:-

- Lack of sufficient studio & front of house space, which generates income
- Stage depth is poor
- Entrance area is too small



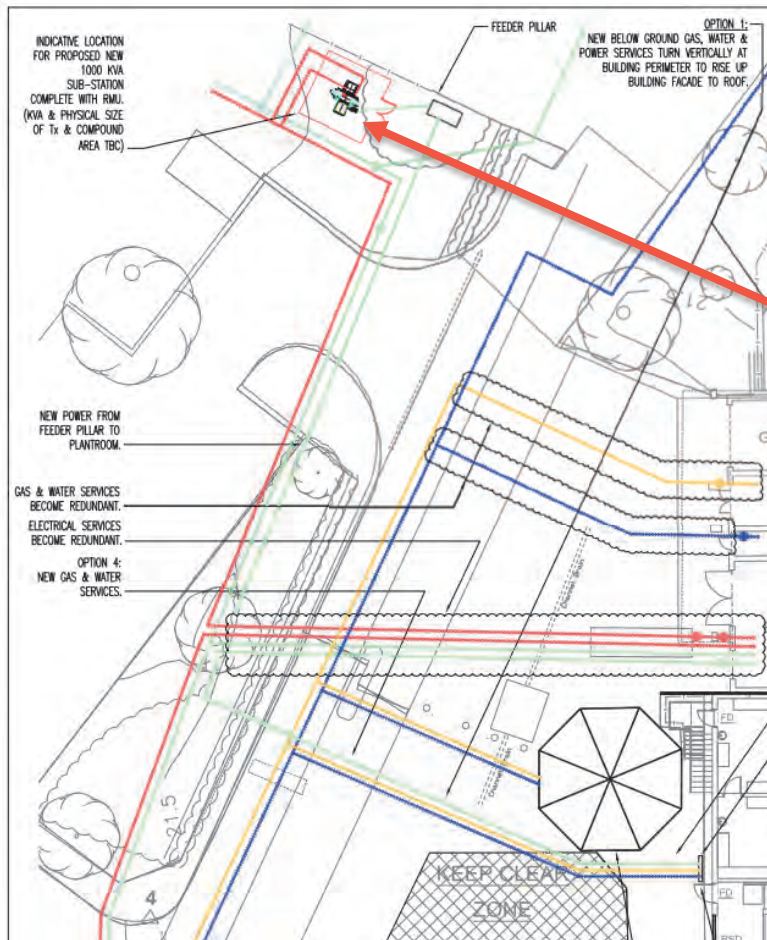
A. Minimal Retention Option



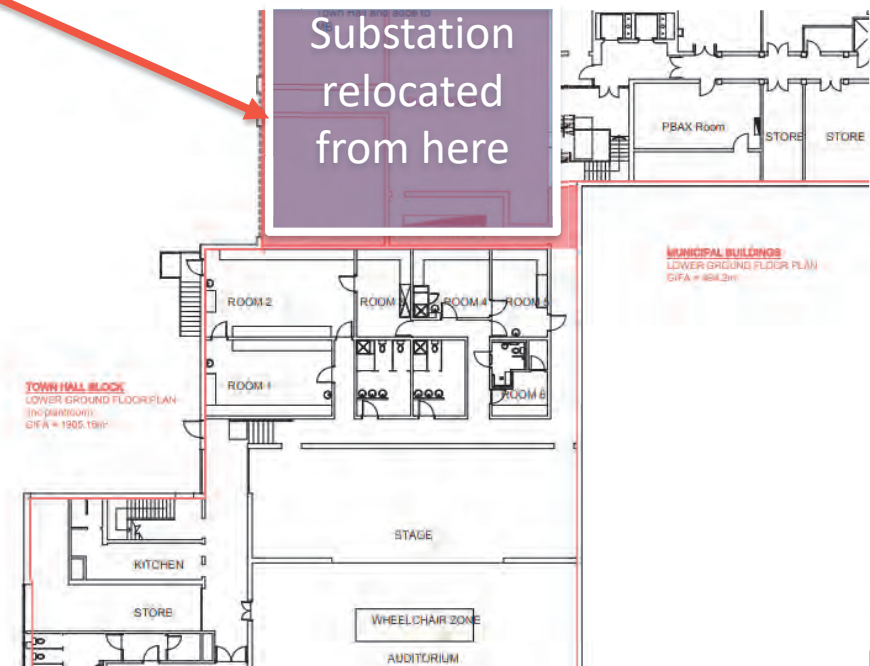
- Significant Demolition & Infilling to basement areas
- Modular plant solution to link to existing services within FTH
- New modular backstage changing & toilet facilities
- New Rear Stage Corridor arrangements
- New Substation
- Closure of FTH during works for period of circa 12 months
- Significant disruption to FTH

Feasibility 3B – Detailed Review

A. Minimal Retention Option – Substation



- New Substation location at Burnbrae Gardens, as an advance works package by SPEN, cost circa £200K
- Timescale – 6 months from order



Feasibility 3B – Detailed Review

A. Minimal Retention Option – Demolitions



- Main Office Block has been stripped and is a shell as part of Ph1 demolition project. BUT plant areas and changing accommodation at FTH will need asbestos/soft stripped, as Ph2
- Will take 6 months from substation relocation and requires closure of FTH
- Cost estimated at circa £200 – 350K (includes demolitions, asbestos surveys, removals, service disconnections, etc).