

Overview & Scrutiny Committee 26th Sep

Topic Folca LUF Update & Civic Centre Relocation



Agenda

- Phase 1 Folca LUF update
- Phase 2 Civic Centre Relocation feasibility
- Architect commission overview, scope and time frame
- Economic Assessment scope and time frame
- Business case , overview, scope of work and Time frame
- KCC involvement
- Estimated Timeframes
- Proposed programme structure and workstreams
- OSC members ask What else do we need to know/consider?

Folca 2 LUF Delivery

Appointed Pellings

Overview & Scope

- To oversee the condition surveys with associated report and recommendation re best use of LUF money
- To undertake a cost exercise to determine suggested budgets associated with Phase 1 (LUF works) and phase 2 works (full fit out for occupancy)
- To oversee/support tender prep and procurement of first phase.
- Overview and delivery of Changing Places Toilet to be delivered and operational by March 2024 as well as test trade provisions to align with outputs of LUF bid.

Folca Progress to date

- Pellings LLP commissioned various surveys and investigative works and provided a detail condition report .
- Pellings have undertaken a cost exercise to determine suggested costs associated with phase 1 (remedial works phase) and phase 2 (fit-out to full occupation) for Folca 2.
- Pelling have advised on the key work recommended within the phase 1 to align with LUF budget. This will include separation from Folca 1 insulation upgrades, replacement of windows, new roof and CPT

Project Schedule

- Procurement exercise to appoint contractor for remedial works (Oct '23) – 6 weeks.
- Award of contracts – 2/3 weeks.
- Construction works – 26 weeks (expected May 2024).

Folca 2 - Proposed Civic Centre Relocation

Overview

- February '23 Cabinet approved acceptance of the Levelling Up Fund grant (C/22/86) and agreement for Officers to explore the potential for the Council to relocate from the Civic Centre to Folca.

Approach

3 key strands of work to ensure a robust viability report to seek approval for phase 3

- Appointment of an Architect to provide a concept design RIBA 2 and outline costs
- Appointment of an economic specialists to assess the benefit of the proposed Folca 2 development.
- Development of business case to underpin viability of the scheme

All three work strands will dovetail together as work progresses to ensure a cohesive outcome

Timings

- Aim to complete 3 elements of work by Autumn to enable a decision report for CLT and Members before Christmas 23

Folca 2 - Carver Haggard Architects

Overview

- To drive the concept for the 'future vision' of Folca 2. The proposed design needs to be practical & cost-effective in bringing this building back to life and also provide a credible costed proposal (potentially phased construction occupation) for the future design and use of the building.

Scope

- The scope of this commission will progress concept design to RIBA stage 2.
- RIBA Stage 1 to include development of project brief and proposed programme, engagement with key stakeholders and identification of any risks
- RIBA Stage 2 to include Collation of relevant information sought from key stakeholders, define engagement outcomes, design concepts in line with outcomes and assign costs (to include multidisciplinary team input – structural engineer, QS, MEP, sustainability), production of both 2d and 3d concepts to be created to present to CLT and members.

Timings

- Inception, Briefing and Review: 4th September – 11th September
- RIBA Stage 1: 4th September – 2nd October
- RIBA Stage 2: 2nd October – 6th November (dates may alter depending on external factors)

Folca 2 – Economic Business Case & Viability Planning

Overview

- To create an economic business plan to determine the viability of the Folca 2 proposed redevelopment

Scope

Financial Business Viability Modelling – FHDC

- To undertake financial viability modelling to include costs associated with Civic Centre relocation (holding costs, vacant possession costs, Folca build costs, loss of Civic revenue) and revenue/ income potential generated from Folca 2 (Civic Centre capital receipt, rents and revenues from commercial entities and lease of spaces, lease premium of Folca 1 etc.).

Economic Assessment scope – Turley

- To create an economic impact model to understand the economic benefits such as job creation, increase in spending within the Town centre, wider regeneration benefits, health, wellbeing, and cultural impacts and wider GVA outputs

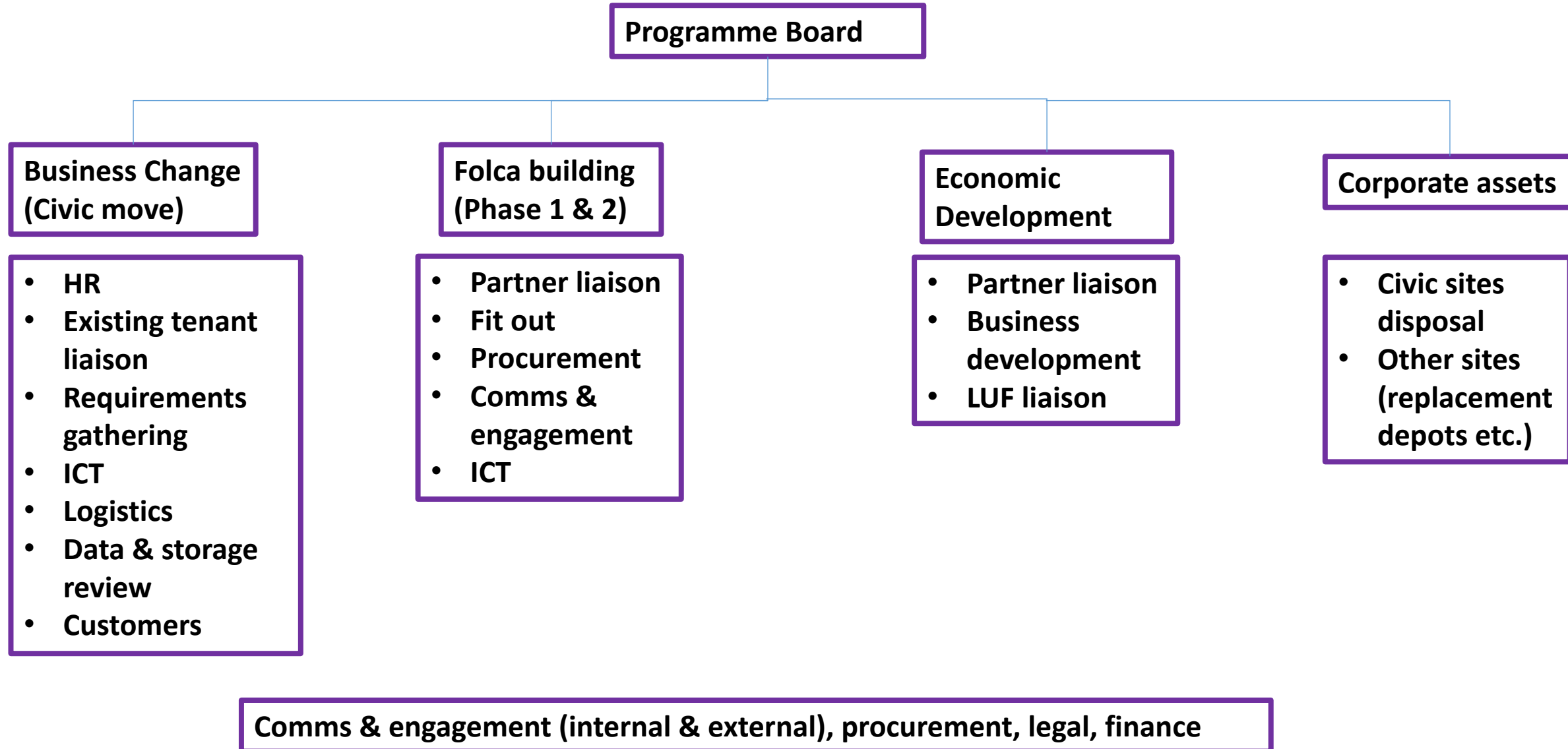
Timings

- FHDC – to meet autumn 2023 deadline
- Turley - Inception meeting in Week 1, Interim project update meeting in Week 2 (pause for further outputs and findings) and a meeting to discuss the key project findings and agree infographics content in Week 3. Revision to the report and final infographics in Week 4.

KCC Dicsussions

- KCC are actively engaged about occupancy.
- Aiming to locate key services including library.
- KCC will be involved in the business case and design.
- KCC financing options

Proposed programme structure



Estimated Time frames

- Phase 1 tender ready – Currently Oct 2023 - tender period 6 weeks
- Appointment - Nov 2023
- Start work (Ph 1 contractor) - Dec 2023
- CPT deadline - 31st March 2024
- Finish work (Ph 1 contractor) - June 2024*
- Phase 2 Final report - Dec 23
- Council Decision - Jan 24
- RIBA stage 3 & 4 - April 24
- Planning Application - submitted May 24
- Planning permission - Summer 24
- Procurement of capital works - Autumn 24
- Appointment of Contractor - Winter 24 / Spring 25
- Completion - Autumn 26

Points for Member Consideration

Feedback from Committee will help shape the project moving forward and will be included in reporting to Cabinet.

Aspects which Committee may wish to consider include:

- Overall approach
- Commercial element (i.e. sector types)
- Proposed commercial use of the rooftop floor
- B rating ambition
- View on Council occupancy being temporary or permanent
- Potential staged approach (i.e. partially fit out areas or complete in one stage).

Next steps

- Preparatory programme work (project structures, roles and responsibilities)
- OSC on 26 September 2023 to consider approach and programme
- Report to Cabinet in November / December 2023