

# Options Appraisal

## Tullibody Civic Centre

### Appendix 1

The Options Appraisal for the Civic Centre was an integral part of the initial process to create a sustainable income strategy for the Civic Centre and has evolved over time. The findings of stakeholder consultation were the basis for this appraisal and reflected that the community wanted the Civic Centre to remain open and to offer a range of improved facilities and services.

Three options were identified to support the results of the consultation and research:

- Asset transfer and refurbish existing building
- Asset transfer and refurbish, alter and extend the existing building
- Asset transfer and new build Civic Centre

#### Assessing Option 1 – Asset Transfer and Refurbish Existing Building

It was proposed to carry out a programme of repairs and refurbishment of the existing building fabric. It sought to reverse the on-going deterioration of the building and bring the building `up-to-standard` in terms of fire and electrical safety as well as make improvements to the insulation standards. However, it did not include any reconfiguration to the internal spaces or to the exterior form of the building.

Consultation with the community at an open event provided the following feedback on this option:

Key Advantages	Key Disadvantages
Most cost effective.	Not practical in current configuration and structure.
Actual building good just needs upgraded. Games hall needs sorted but inside is most important.	Not future proof.
Best option if option 3 not fully grant funded.	Would still not meet the needs of the community.
The current state of the building has been left in a dangerous situation by the Council. It would need a lot of improvements.	Temporary fix only.
I like the idea of keeping the existing building and updating the inside with more modern facilities.	Would still look like an old building.
May give a short term benefit.	Looks really sad and unkept.
Yes, if it is a budget thing.	The layout of the current building does not meet the requirements of today.
	Would have no wow factor to attract new users. Would still look very old fashioned.

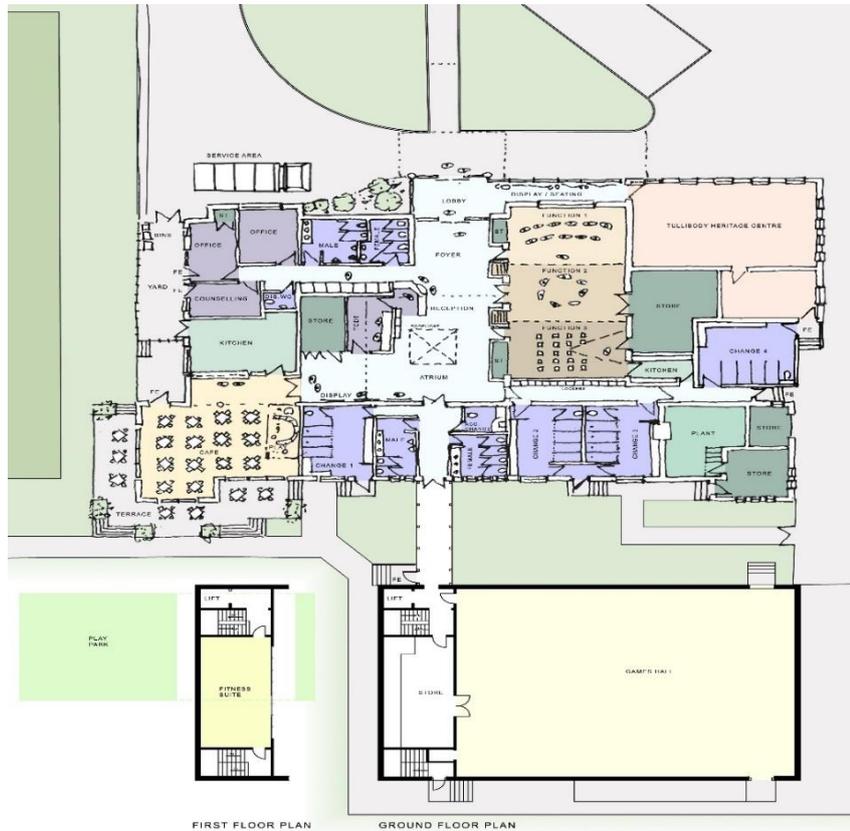
	Not value for money.
	Ongoing maintenance of ageing construction.
	Fell the outside needs upgrading too.
	Would not be cost effective in the long term as building would require ongoing maintenance which would require funding.
	Waste of time to refurbish and already out dated building.
	Not sure this would meet the long term needs of Tullibody.

An options appraisal assessment completed by the TCDT Trustees on this option is shown below.

Options Appraisal – Asset Transfer Refurbishment but no Reconfiguration	Score	Weighting	Weighted Score
Accessibility	3	6	18
Community ownership	10	7	70
Capital cost	10	10	100
Environmental impact	2	7	14
Running Costs	2	9	18
Fit for purpose/flexibility	3	10	30
Revenue generation	3	10	30
		<b>Total</b>	<b>280</b>

### Assessing Option 2 – Asset Transfer and Refurbish, Alter and Extend the Existing Building

It was proposed to retain and refurbish as much as possible of the existing 1960's Main Building and 1990's Games Hall whilst making significant internal and external alterations to achieve the requirements of the brief. The guiding principle was to retain, as far as possible, the existing roof structure, the existing external walls and window openings, the existing internal load-bearing walls wherever possible and the existing floor structure. See plan below:



Consultation with the community at an open event provided the following feedback on this option:

Key Advantages	Key Disadvantages
Best option by far. Gives the community what they need.	Even though the building would be improved visually it would still be an old building
Satisfies most of the communities requirements. More easily funded and achievable than a new build. Might be able to keep something going through refurb.	Would require some parts of the Centre to be closed while refurbishment is done.
Looks really nice on the outside.	
Best value for money.	
Appears to have greater flexibility e.g. function room.	
Attractive and inviting building. Best option as would provide much needed community hub.	
This option looks more viable. You are getting a lot done for a bit more money.	

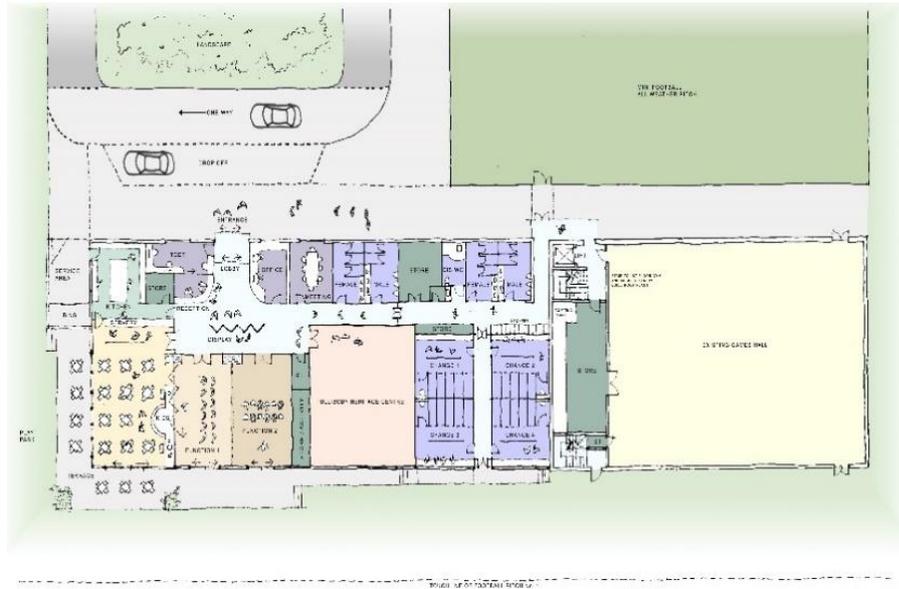
Prefer this option as it caters for a number of community needs and more flexible. The cosmetics will be greatly improved and facilities more suited to community need.	
Like integration of Heritage Centre.	
This is a good idea for extending the building while improving a lot of the poor quality of the existing building.	
Best option! Excellent facilities. Exactly what the community needs.	
This option gives more space and I feel it would meet longer term needs.	
Café is a great idea as well as a gym. Would be good for the community and would encourage people to exercise.	
Looks a lot more up to date and good use of space.	

An options appraisal assessment completed by the TCDT Trustees on this option is shown below.

<b>Options Appraisal - Asset Transfer with Refurbishment</b>	<b>Score</b>	<b>Weighting</b>	<b>Weighted Score</b>
<b>Accessibility</b>	7	6	42
<b>Community ownership</b>	10	7	70
<b>Capital cost</b>	5	10	50
<b>Environmental impact</b>	6	7	42
<b>Running Costs</b>	7	9	63
<b>Fit for purpose</b>	8	10	80
<b>Revenue generation</b>	10	10	100
		<b>Total</b>	<b>447</b>

### **Assessing Option 3 – Asset Transfer and New Build**

It was also proposed to demolish the original 1960's Main Building, whilst retaining and refurbishing the existing 1990's Games Hall, constructing the new Civic Centre accommodation adjacent to the existing Games Hall. To make this option more financially viable it was necessary to plan the new accommodation more tightly, reducing the floor area in the brief and creating a building smaller than the existing Civic Centre. See plan below:



Consultation with the community at an open event provided the following feedback on this option:

Key Advantages	Key Disadvantages
Lovely idea to have a new build.	Hardest to fundraise.
Less maintenance costs.	Not keen on loss of size of the building.
Best option for me although appreciate cost may hamper this.	Too expensive.
Although it has the smallest footprint it is a building for the future that will last. Eco friendly and will be in the long term fit for purpose.	I think knocking down the building is taking away from the history of it.
Would be more efficient to heat and run. Less corridor space to heat and should have less maintenance costs.	What is the point of spending more money for less? Less space. Less amenities.
More sustainable and modern. Everything is brand new.	It would be hard going to achieve.
Like integration of the Heritage Centre and café is a good idea.	Too small for money.
Really like this option apart from the cost.	Difficult to visualise.
Once in a lifetime opportunity, may cost more, but long term may gain.	
If all grant aided this is the best option.	
This would be a good option for Tullibody. It is a smaller space but would serve the community needs.	

An options appraisal assessment completed by the TCDT Trustees on this option is shown below.

<b>Options Appraisal - Asset Transfer with Partial Demolition/New Build</b>	<b>Score</b>	<b>Weighting</b>	<b>Weighted Score</b>
<b>Accessibility</b>	8	6	48
<b>Community ownership</b>	10	7	70
<b>Capital cost</b>	1	10	10
<b>Environmental impact</b>	8	7	56
<b>Running Costs</b>	9	9	81
<b>Fit for purpose</b>	8	10	80
<b>Revenue generation</b>	8	10	80
		<b>Total</b>	<b>425</b>

### Option Appraisal Conclusion

These three different options were explored in outline by the Architect with indicative costs being prepared by the Quantity Surveyor. TCDT considered the results of the study, undertook an options appraisal and, following a consultation with the local community, concluded that the most favoured option to be further developed was **Option 2 – Refurbish, Alter and Extend the Existing Building**.