

**Guildhall - Annex 5 – Analysis of options - Long list**

<b>Guildhall complex options</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>	<b>*notes</b>
<b>Description</b>	Full scheme -	Complex retained as existing with minimum refurb works to bring back into use	As full scheme but retain / refurb N. Annex no restaurant	As full scheme - new build N. Annex but no restaurant block	Complex retained as existing but with more comprehensive refurb works	Options 3,4,5 will require new Planning / LBC consents and some re-design work / re-tendering - incurring 12-18 month delay and additional fees. Option 2 is repair to existing only
<b>Planning / LBC approvals</b>	Approvals in place	Repair only	New approvals required	New approvals required	New approvals required	
<b>Contractor procurement</b>	completed	Re-design / new-tender required	Re-design / new-tender required	Reduced scope may be possible?	Re-design / new-tender required	
<b>Office area inc meeting rooms</b>	<b>1350m2</b>	<b>1200m2</b>	<b>1200m2</b>	<b>1350m2</b>	<b>1200m2</b>	Options 2-3 and 5 give 150m2 net less office space than full scheme
<b>Restaurant</b>	<b>500m2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	500m2gross restaurant shell
<b>construction costs</b>	<b>£16.5m tendered</b>	<b>£6m estimated</b>	<b>£13.5m estimated</b>	<b>£15m estimated</b>	<b>£9.25m estimated</b>	Cost of building work by contractor (inc contingency allowance)
<b>Capital costs (Prudential borrowing)</b>	<b>£20.2m (£16.1m)</b>	<b>£8.0m (£6.2m)</b>	<b>£17.1m (£15.3m)</b>	<b>£18.5m (£14.4m)</b>	<b>£11.8m (£10.0m)</b>	Full project costs to completion including enabling works / repairs / investigations to date and project management and professional fees
<b>Abortive costs written off to Revenue</b>	<b>£0</b>	<b>£1.3m</b>	<b>£0.4m</b>	<b>£0.4m</b>	<b>£1.0m</b>	
<b>WYCA funding</b>	Confirmed	Excluded	Unlikely	Possible but subject to change request	Unlikely	WYCA have advised that any scheme delivering less office space / jobs than approved would be unlikely to be supported
<b>Net scheme costs</b>	<b>£574k pa</b>	<b>£551k pa</b>	<b>£824k pa</b>	<b>£631k pa</b>	<b>£681k pa</b>	Options 1 and 4 based on 40 year borrowing options 2 3 and 5 based on 30 yr borrowing
<b>Elements included</b>						
<b>New Site Utilities</b>	included	included	Included	included	included	Any saving for supplies without restaurant capacity tbc where order already placed
<b>RWSHP</b> River Water Source Heat Pump	included	excluded	included	included	included	
<b>Guildhall</b>						
New floor / under-floor heating	included	excluded	included	included	included	
Re-roofing	included	included	included	included	included	
Access ramp / new screen / new benching	included	excluded	included	included	Part - ramp only	Access ramp essential for DDA compliant circulation to south range, full scope not affordable
<b>South Range</b>						

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Cafe	included	excluded	included	included	excluded	Full scope of improvements to south range not affordable in option 5
Glazed link	included	excluded	included	included	included	Between GH and South Range
New toilets	Included - high quality	excluded	Included - high quality	Included - high quality	Included - but at reduced spec	To serve new GH capacity of 320
<b>Victorian Block</b>						
New roof to council chamber	included	included	included	included	included	Re-roofing to give design life
DDA access to CC	included	excluded	included	included	included	Modifications to public gallery
New M&E services	included	included	included	included	included	
Comfort Cooling to offices / council chamber		excluded			excluded	Full M&E spec includes for comfort cooling option to offices / council chamber - this would not be affordable at basic / intermediate spec options
Full restoration of offices / meeting rooms	included	Repair / redecc only	included	included	Partial restoration	
Window refurb / secondary glazing	included	Refurb only	included	included	Refurb only	No secondary glazing in options 2 and 5
<b>North . Annex</b>						
Underpinning to tower	included	included	included	included	included	
Office	New build Grade A £16sqft with Business club	basic standard only rent of £8* psqft	Intermediate office spec smaller office quanta rent of £12psqft* with Business club	New build Grade A £16sqft	Intermediate office spec to rent of £12psqft*	New build Grade A equivalent to West Offices / Hiscox standard. Intermediate spec on refurb to standard office spec. Option 2 - base level fit for occupation only. All* values are estimates based on York Market knowledge
Replacement M&E	Included Underfloor heating	Included radiators	Included radiators	Included Underfloor heating	Included radiators	Different quality standards
New toilet provision	Included - high spec	Included - at basic spec only	Included - mid spec	Included - high quality	Included - mid spec	Full scheme includes high spec washroom standards (sensor taps) Mid spec - as West Offices
<b>North Annex restaurant block</b>						
Restaurant shell	included	excluded	excluded	excluded	excluded	
External terrace	included	excluded	excluded	excluded	excluded	
Upper floor office area - river views	included	excluded	excluded	excluded	excluded	
Riverside courtyard (public access)	included	excluded	excluded	excluded	excluded	
<b>External Works</b>						
Re-pave Guildhall yard with DDA compliant access ramp	included	excluded	included	included	included	York stone paving enhancement
External lighting to river elevation	included	excluded	included	included	excluded	