



THE GUILDHALL COMPLEX, YORK

City of York Council

EXECUTIVE SUMMARY

04.07.16

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1.0 Executive Summary

The design proposals presented in this report represent the continuing development of the proposals and the briefing process since the completion of RIBA Stage 2 on 5th April 2016 to an integrated RIBA Stage 3 scheme, presented for client sign off in July 2016.

To review progress it is essential to first restate the goals set at the end of Stage 2, which can be summarized as follows:

2.1 Strategic objectives

- To establish a scheme which incorporates new spaces and transform existing ones to deliver a world class business club and serviced office venue, supporting and nurturing the expansion of the business community of the City of York, combining events and exhibition space with state of the art collaboration/co-working facilities and serviced offices at the heart of a historic and creative city.
- Completion of the project will secure a sustainable future for one of the City's most valued and iconic buildings. Proposals will restore and retain the important heritage assets on the site, notably the Grade I listed Guildhall & the Grade II* listed Municipal Offices.
- Retaining the use of the council chamber and enhancing public access to the site and buildings, will enhance the importance of the existing physical relationships within the city and strengthen the relationships between the city's governance, commerce, and culture. The completed project will ensure that these are not just acknowledged, but remain intrinsically bound together, for the future benefit of the York, on the site where this relationship has been focused for over six hundred years.

2.2 The Evolving design

- Develop the scheme in terms of its complex cross sectional nature, developing these as before and after drawings to clearly explain the nature of the proposed interventions on site.
- Incorporate all of the latest survey information into proposals, reviewing area schedules and calculations against the targets established in the brief.
- Develop a detailed 3d model of the site to review overall massing of the new build elements of the scheme in relation to the existing site context. As part of this exercise the new North Annex will be analysed to ensuring it does not have a detrimental impact on the backs of no's 10-14 Lendal as seen from the bridge and across the river
- Review again, in further detail the toilet and ancillary spaces for both the Guildhall and the Office complex;
- Resolve the changes in levels between the existing Council Office block

and new North Annex block, as the floor levels interface around the service cores.

- Review the potential of utilising the Atkinson Block basement for toilet provision.
- Develop a design life-span table, together with other members of the design team, for all key elements of construction, fit out, structure and services for CYC review and sign off during Stage 3.

The Stage 3 scheme as set out in this document addresses the above points, developing the design to a level of detail suitable to support detailed planning and listed buildings applications

The design of the new build elements on the Hutments and North Annex site has developed, resolving issues of massing, elevational composition and materiality.

The proposed works to the South Range have also progressed, resolving the issues of structural stability and establishing a design solution to the transition from the South Range entrance, via the Slype space. This area has been glazed in and connects through a new opening into the Guildhall itself and to the former Municipal Offices beyond it. The introduction of an enclosed passage (with ramp and steps) behind a relocated dais, resolves the level difference between the north and south sides of the complex, while ensuring acoustic and physical separation from the Guildhall to allow maximum flexibility in use.

A public realm scheme for Common Hall Yard has been developed, as has a proposal for the interface with the Jamie's Italian / Lendal Vaults Yard, subject to agreement with neighbouring land owners.

A more detailed description of the design of the complex is provided in section 3.0.

2.3 Financial Constraints

At the end of Stage 2 there was a misalignment of the Strategic Budget and the cost plan reflecting the agreed option 5c scheme. This has been reviewed with CYC and the Stage 3 scheme reflects this process

The budget deficit was mainly due to the increase in the construction value, with an increased building area and the additional extent of new build works.

The original Feasibility study provided 3,927m² GIFA of which 701m² (18%) was new build and 3,226m² (82%) was refurbishment.

The Option 5c scheme which was presented at the end of Stage 2 provided

4,011m² GIFA of which 1,463m² (36%) is new build and 2,548m² (64%) is refurbishment.

This was primarily due to the recognition of the need to demolish the majority of the South Range (which in option 5c was reconstructed in its entirety on new foundations with the creation of the new internal glazed space formed between the South Range and the Guildhall. During Stage 3 the extent of the demolitions to this area have been reevaluated, thus reducing possible cost deficit.

Despite this exercise Stage 3 Costs and budget are remain misaligned and the design team have proposed a series of strategic actions to address this and narrow the funding gap.

1.0 BFF EXECUTIVE SUMMARY



Common Hall Yard

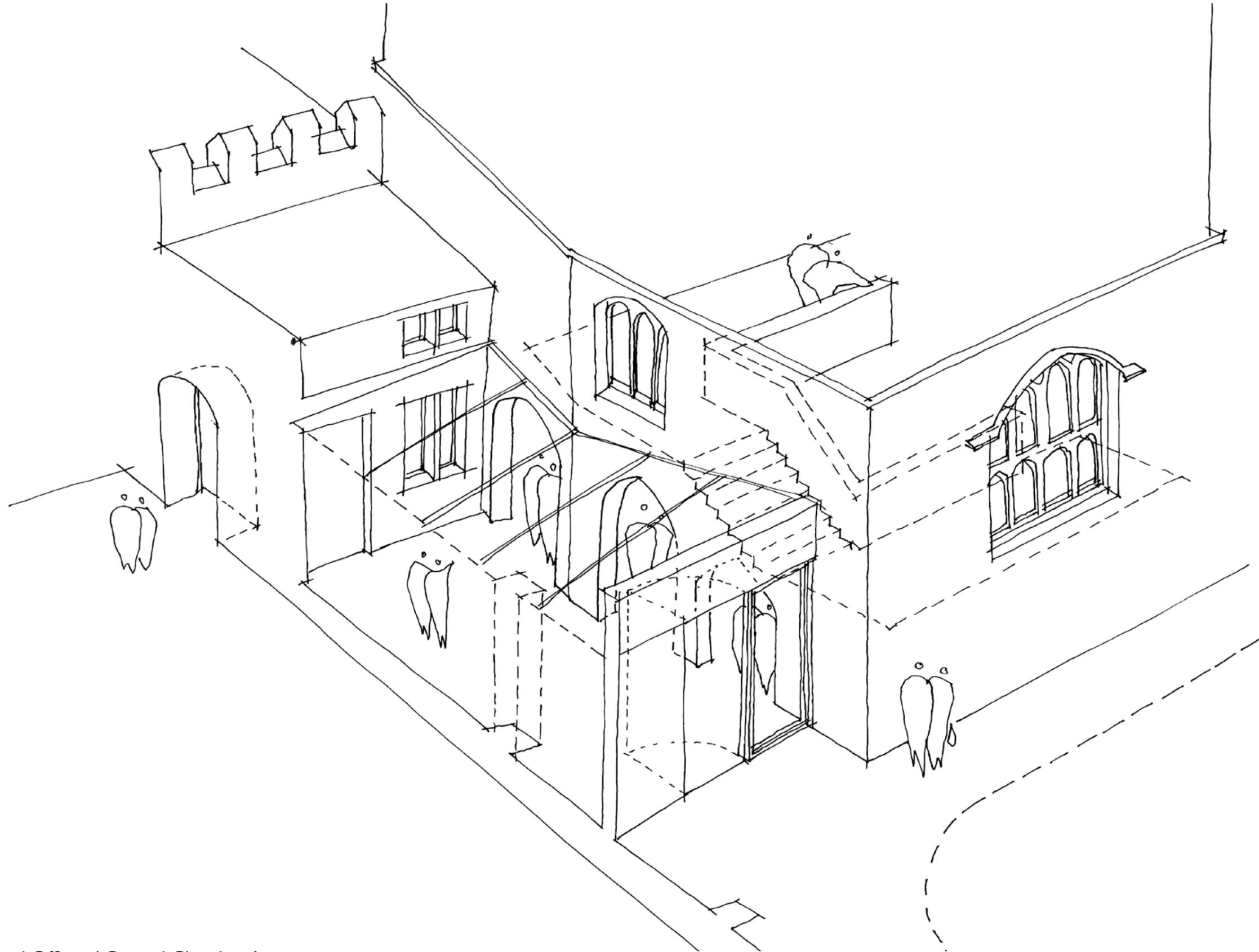
The landscaping to Common Hall Yard has been developed during Stage 3. This involves improving the hard landscaping and ramped access and steps to the Guildhall itself.

2.0 BFF SKETCHES, PLANS, SECTIONS & ELEVATIONS



The Guildhall: screened passage and ramped access

The new ramp to the southern end of the Guildhall resolves the problems with the circulation and levels to Committee Room I, the South Range and the Municipal Offices. The ramp sits within an acoustic enclosure separated from the main Guildhall by a curving screen of oak, which acts as a new back drop to the relocated dais.



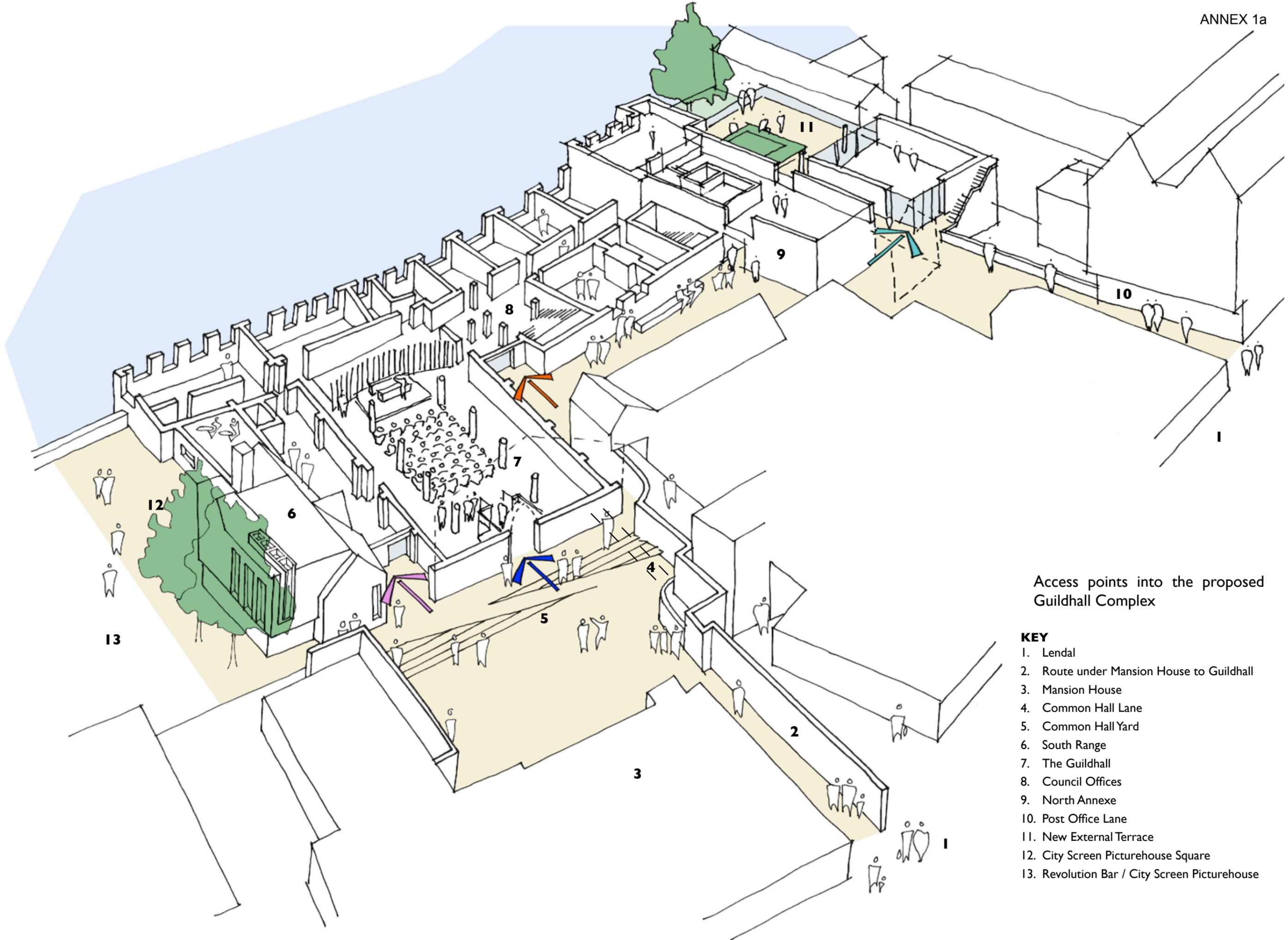
Municipal Offices / Council Chamber Access

Proposed new glazed entrance to the Municipal Offices. A separate entrance has been maintained and provided through the existing single storey Porter's office. This involves removing a section of wall to the front which faces the existing route alongside the Guildhall and removing the roof. It will be replaced with a set back glazed link held off the junction with the Guildhall.



The New North Annexe / Hutments Site

The new block connects directly with the southern end of the historic riverfront part of the Municipal Offices, and is situated on the footprint of the old North Annexe, a wing projects north-westwards onto the 'Hutments' site forming an 'L shaped' volume, enclosing a landscaped terrace facing the River Ouse.



Access points into the proposed Guildhall Complex

- KEY**
- 1. Lendal
 - 2. Route under Mansion House to Guildhall
 - 3. Mansion House
 - 4. Common Hall Lane
 - 5. Common Hall Yard
 - 6. South Range
 - 7. The Guildhall
 - 8. Council Offices
 - 9. North Annexe
 - 10. Post Office Lane
 - 11. New External Terrace
 - 12. City Screen Picturehouse Square
 - 13. Revolution Bar / City Screen Picturehouse



Cross section through the Guildhall and new Cafe

KEY

1. The Guildhall
2. New screen
3. Link between Guildhall and South Range
4. Common Hall Lane
5. Entrance to Council Chamber and new route across complex
6. Cafe



YORK GUILDHALL
Stage 3 DRAFT Report
Revision A 01/06/2016

3.0 SGA EXECUTIVE SUMMARY

1.0 Executive Summary

This report details the Stage 3 proposals for environmental and services strategies for the York Guildhall building.

SGA Consulting have taken a holistic approach to the development of these proposals and have worked closely with the Architects and the structural engineers to ensure that the building form maximises the sustainability concepts in terms of daylight, solar control, natural ventilation and energy efficiency.

The main energy saving proposals to meet this ambitious target are as follows:

- Natural ventilation and thermal mass to reduce the mechanical cooling requirements on the building.
- Effective use of daylight to reduce the need for artificial lighting.
- New efficient condensing gas boilers shall replace the old, to help reduce reliance on fossil fuels and to reduce utility bills
- New LED lighting throughout the development with local controls such as daylight dimming and absence detection will be installed. This will reduce electrical loads required
- Good control of mechanical, lighting and blind systems to minimise energy usage
- Good user control of the office environment including restricted opening windows
- Use of the River Ouse to provide heating and cooling via a heat pump
- Pipe-in-slab heating through the core of the refurbished building
- New secondary glazing installed to help reduce unwanted infiltration and reduce heating and cooling loads on all windows installed in the Hall and throughout the office spaces
- Installing mechanical dampers in existing openings in the walls to allow for greater user control and a night cooling strategy. The night cooling strategy will recharge the thermal mass with “coolth” that will be used during the office hours the next day to reduce the peak indoor air temperature.
- A BMS to allow tight control of the plant operation with optimal start to ensure plant is operating only when required.

Another ambition for the project is to achieve a BREEAM “Very Good” rating and a preliminary assessment of the current design indicates that this rating will be possible.

The following summarises the work undertaken by SGA Consulting during Stage 3:

- i. Liaison with York Guildhall facilities managers with regard to incoming services and site wide requirements.
- ii. Development of the building plan and elevations with the Architect and Structural Engineer, including building fabric performance, external shading, natural ventilation openings, and glass performance.
- iii. Acoustic performance of the natural ventilation openings on the external facades.
- iv. Energy usage estimation.
- v. Establishing the services strategies for each space and the selection of equipment options.

- vi. Coordination and allocation of plant space, service risers and distribution routes to serve the building.
- vii. Development of the artificial lighting solutions for the offices
- viii. Development of the HVAC strategies for the new WCs.
- ix. Design of the surface and foul water drainage for the building.
- x. Input into the preliminary BREEAM assessment

Talks are currently on going with the Environment Agency regarding the licenses for abstraction and discharge for the use of the River Ouse. A provisional cost has been received for these and forwarded to CYC. The indicative cost would be £1,500 pa.

An acoustic survey has been completed by an acoustic specialist and limits have been set for the design of external plant to ensure all guidelines are met with regards to neighbouring properties. It is unknown at this stage the exact external plant being proposed, this information will need to be provided by the preferred operating partner of the restaurant and café .

City of York Council
York Guildhall
Draft Stage 3 Report

YGH-ARP-ZZ-ZZ-RP-ZX-0003

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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ARUP

4.0 ARUP EXECUTIVE SUMMARY

Executive Summary

This report details Arup's Stage 3 proposals for the geotechnical, civil and structural works associated with the refurbishment of the York Guildhall complex and the new build North Annexe Structure.

Geotechnical - An intrusive ground investigation was carried out by Soil Engineering Ltd, supervised by Arup, in May 2016. The purpose of this ground investigation was to:

- Identify the existing building foundations (composition and condition);
- Determine the variability in stratigraphy and geotechnical parameters across the site; and,
- Identify any potential for ground contamination across the site.

At the time of writing, the site works have been completed and the laboratory testing is being undertaken and once completed factual data will be issued and incorporated into the proposed design.

Civils - Since the Stage 2 report further work has been undertaken to develop the drainage strategy for the York Guildhall site. Additional knowledge on the existing drainage networks, and their condition has been obtained through the commission of a drainage and CCTV survey. This has helped to build a picture of the existing drainage regime and enable the proposed drainage layout to be developed in more detail. In reviewing the existing survey information there are a number of poor condition drainage runs have been identified. It is proposed to replace these existing pipes where possible given the window of opportunity during the refurbishment works.

In terms of new drainage infrastructure a surface water network is proposed on the Hutments site to drain the proposed Restaurant into the wider network. Surface water collection features in the form of slot drains are proposed to drain the external areas to the south of the Restaurant building. A number of new foul connections are proposed to the existing combined drainage networks to accommodate internal changes to the existing buildings. New foul drainage is proposed externally in the South Range/ Hutments to provide connections onto the existing network for the proposed toilet block and Restaurant unit respectively.

Structural - Throughout Stage 3 the structural design and refurbishment proposals have been developed in conjunction with the wider design team through design team meetings and design workshops.

Throughout the design stages undertaken to date it has become apparent that the remedial works required to address the existing structural defects are greater than those originally identified in 2013 survey works undertaken by a separate design team. The stage 3 structural proposals for remedial works have been incorporated into the cost estimate prepared by T&T.

Arup have worked in collaboration with the client and wider design team to progress the previous Stage 2 concept design through the developed design Stage 3. The following have been developed and understood in great detail to allow more accurate understanding of the project costs and risks during Stage 3:

- Refurbishment and structural alterations of the South Range.
- Refurbishment proposals for the Tower portion of the North Annexe.
- Refurbishment proposals of the Guildhall and Municipal Offices.
- New build and façade retention proposals for the North Annexe Building.
- Indicative piling and underpinning solutions for the proposed and existing buildings.
- Structural monitoring has been installed in the locations of known structural movement to inform remedial solutions moving forward.

Key Structural items that are to be addressed in the next design stage are:

- Buildability concerns with the North Annexe site. A meeting with specialist Contractors is being arranged to discuss buildability concerns and allow informed progression into the Stage 4 technical design stage.
- The detailed interaction between the existing and new structures.
- Review of movement monitoring results.
- Issues with building adjacent to neighbouring party walls.
- Underpinning solutions.
- Confirmation of existing structural elements through intrusive investigations.

08 June 2016



Report

RIBA Stage Three Cost Estimate

**Guildhall
City of York Council**

making the **difference**

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5.0 T&T EXECUTIVE SUMMARY

Section 1 - Executive Summary

Cost Summary	Current Stage 3 Draft Estimate	Original Budget	Movement	Comments
Construction	£6,708,705	£5,240,043	£1,468,662	Increased floor area of 80m2 and a 75% increase in the amount of new build area resulting in an increase of 528m2 new build
Main Contractor Preliminaries	£1,267,132	£743,558	£523,574	Preliminaries included at 13% of the construction costs (as per the budget) with E.O. allowances for pontoon access
Main Contractor Overheads & Profit	£319,033	£158,402	£160,631	Overhead & Profit allowance included at 4% of the construction & preliminaries an increase from 2.5% allowed at budget stage
Project / Design Team Fees	£1,489,450	£1,489,450	£0	Values as detailed in the City of York Council budget summary / capital financing document
Other Development / Project Costs	£0	£300,000	(£300,000)	Fit out of the facility shall be undertaken by the operator / service provider in line with their lease agreements
Risk / Contingency Allowance	£1,467,648	£984,450	£483,198	15% contingency sum applied - increase is representative of the percentage being applied to a higher project value
Inflation	£685,604	£934,318	(£248,714)	Inflation has been included in the current estimate at 7.3% to forecast costs at current date (2Q16) to the assumed mid point of construction (1Q18)
VAT Assessment	Excluded	Excluded	Excluded	VAT is excluded
TOTAL	£11,937,571	£9,850,221	£2,087,350	

The table above highlights the current estimated costs of the draft RIBA Stage 3 design proposals and provides a comparison between the current estimated project cost against the initial Construction & Capital Financing Budget.

Construction: Significant increase in costs as a result of an increase development (some 80m2 larger) and the increase in new build elements of the project which, with the exception of the South Range refurbishment are more costly to build. In addition, significant underpinning and renewal of existing floor slabs have been identified in order to stabilise the existing structures (in particular the Tower and South Range). Costs include for River Water Source Heat Pumps as a sustainable energy source to all areas, the original budget estimate excluded the Café and Restaurant provision.

Preliminaries: An allowance of 13% has been applied to the construction costs (as per the original budget estimates). In addition, extra over allowances have been included for mobile and jack-up pontoons to facilitate site access for large materials deliveries and plant such as cranes and piling rigs.

Overhead & Profit: The markets recovery has increased significantly since the end of 2014 and with it has seen contractors OH&P margins increase from the low and unsustainable levels of sub 3% experienced into the recession to levels of 4% and above. An allowance of 4% has been included within the current estimates (an increase of 1.5% from budget) and is reflective of the level of OH&P we would expect to see for the size of contractors bidding for this project.

Risk & Contingency: Given the current unknowns surrounding the structures, their condition and deteriorating state, site access challenges and potential need for specialist equipment / machinery this will bring, coupled with a rising and opportunistic market place the risk and contingency allowance is retained at 15% as per the budget. The increase is in relation to this percentage being applied to a larger project value.

Inflation: Whilst construction cost inflation suggests a overall reduction, the reader is reminded that the current estimate is priced at 2Q16 whereas the budget estimate was priced at 4Q14 and as such, the rates and prices included within the construction elements account for an increase of 7.3% before forecasting to the assumed mid point of construction. By way of comparison, if the current estimate was to be back dated to 4Q2014 as a direct comparison with the budget estimate, the current construction cost would fall by approximately 6.81% or £668,000 and therefore represent an increase of £440,000 of inflationary costs to the original budget.

Other: Design team fees have been retained in line with the original budget costs as these values are outside the control of the design team. Other development costs (Fit Out) has been excluded as the current business plan assumes fit out of the spaces shall be undertaken by the operator / service provider in line with their lease agreements.

BURRELL | FOLEY | FISCHER
ARCHITECTS AND URBAN DESIGNERS



ARUP

