

## MUSWELL HILL LIBRARY FEASIBILITY – CLIENT SUMMARY REPORT

### Overview

The Property & Capital Projects team have been commissioned to produce a Feasibility Report which seeks to explore the viability of carrying out adaptation works to the existing Muswell Hill Library to;

1. Improve the library infrastructure to give inclusive access to staff and wider community users,
2. Consider the functionality of the building to provide a dynamic approach to developing the library and other associated customer service delivery.

The client and stakeholders developed a 'Brief Matrix' detailing the service requirements for both face to face and back of house functions (this is contained within the full Feasibility Report).

The feasibility report considers the constraints and opportunities to adapt the existing site to provide a fully accessible modern facility that serves the council and communities' future needs.

Frankham Consultancy Group (FSG) were appointed from the CRCS framework in August 2015 Lead Designer (including M&E, Structural and Quantity Surveying roles) to produce a feasibility report.

The below options were developed;

<b>Option 1</b>	Internal Re-Model
<b>Option 2</b>	Internal Re-Model & Courtyard Extension

The drawings for both option 1 and 2 are shown in Appendix C of the Feasibility Report.

On review of the draft feasibility study the client requested that a desktop review of a third option be considered:

<b>Option 3</b>	Develop Vacant Land to South (Rear) of Library
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### Purpose

The purpose of this report is to summarise the findings of the feasibility study.

### Stage 0/1 Feasibility Study

Each option explored a design principle, construction phasing, benefits, key issues, cost and programme.

Design development meetings have taken place with the project team.

No engagement has taken place at this stage with either the Haringey Planning or Highways teams. The proposed plan layout options have been issued to the Building Control team for consultation.

A full list of surveys undertaken at this stage and those recommended for future design stages is contained within the feasibility report.

The options meet the objectives required of the client design brief and subsequent requests identified during the design development process; however the following key issues have been identified within the report:

- There is no scope to make the existing main entrance DDA compliant; all options would therefore need to retain the separate automated platform lift for wheel chair users.
- Given the Grade II listed nature of the building it is anticipated that all options would require a formal application for listed building consent. The works within Option 1 are predominately internal (with exception of the canopy) so should not receive objection. Option 2 and 3 are far more extensive and would impact on the appearance of the external envelope, consultation with Planning and Conservation teams would be essential to achieve an acceptable design.

## Programme

Construction Programme - Given the level of refurbishment works required for all options it has been advised that the Library would need to be closed for the duration of the construction works. It is estimated that the library would need to be closed or decanted to an alternative location for a minimum of 20 weeks (An outline programme for each option is contained within section 13.00 of the feasibility report).

Key milestone dates contained within the project brief are indicative at this stage.

## Finance

For the purpose of commissioning resources for the feasibility study an indicative construction budget of £200,000 was contained within the project design brief.

Projected construction costs reflected in the feasibility report exceed the indicative project budget for all options:

Table 1.

Option 1	Option 2	Option 3
£450,000	£580,000	£1,150,000

Section 12.00 of the Feasibility Report expands on the budget cost estimate for each option shown in Table 1. A full breakdown of the budget cost estimate is located at Appendix D.

The costs to undertake either scheme far exceed the budget. An estimate of the overall projected project cost for each option is shown below in Table 2.

Table 2.

	Option 1	Option 2	Option 3
<b>Construction Costs:</b>			
Construction (including IT installation)	£385,000	£495,000	£1,000,000
Additional Surveys & Fees	£45,000	£60,000	£100,000
Construction Contingency @ 5%	£20,000	£25,000	£50,000
<b>Professional Fees:</b>			
Construction related design, cost, Legal, Procurement and PM Fees @ 20%	£90,000	£116,000	£230,000
Disbursement allowance	£30,000	£30,000	£30,000
Equipment allowance	£25,000	£25,000	£25,000
Project Contingency @ 15%	£89,250	£112,650	£215,250
<b>Total Cost</b>	<b>£684,250</b>	<b>£863,650</b>	<b>£1,650,250</b>

## Recommendations

Given the findings in the report it is our recommendation the feasibility study be extended to look at an 'alternative site within the Muswell Hill' that would be able to offer a better solution to facilitate the Library and Customer Service functions.

The rationale for extending the study is:

- **Budget** – Options 1, 2 and 3 far exceed the indicative budget.
- **Accessibility** – there is no scope to make the existing main entrance DDA compliant, both options 1, 2 and 3 retain a separate automated platform lift for wheel chair users which does not create an inclusive environment for all users of the library service.
- **Listed Building** – all options would require a formal application for listed building consent.
- **Programme** – The existing library service would need to be closed or decanted to an alternative location for a minimum of 20 weeks whilst the construction works are being carried out (at the current time no alternative site is available for the Library to decant into).