## Appendix 1: Queen Street Critical Path

PHASE ONE LAND ASSEMBLY	2019	2020	2021		2022		2023
Queen Street North							, , ,
	Purchase, Surveys Demolition Procurement *1	Demolition					· · · · · · · · · · · · · · · · · · ·
Car Park 1 (UoA)	Option to Purchase *2	Site					
Car Park 2 (Baxel Ltd)	Purchase *3	investigation					
Queen Street South							/
Public Mortuary	Project team Pro Outline Business Case Concept Design *4 *5	rocure Detailed design Constructi Full Business 5 Case *6	on *7		•		
Police Scotland Service	Se Te A	ervice Integration Marischal echnical needs Access/fro ACC space planning Internal fit	integration Int of house Into out/ ACC moves				
	Joint Valuation Purchase agreement			tage 1 Demolition *9 de-rating) Site inv		2 Demolition ing mortuary decant)	
Scottish Courts & Tribunal Services	Project Definition Business Case *10		Town House Integration Design Planning Consents ACC Town House moves	Town House fit out			
SCTS Civil/Commercial Courts		Valuation Purchase agreement			Staff Demolition moves	Site investigation	
King Street		Lease			Decant		1
(Arts Centre and Archibald Simpson House)		agreements	-		(pending inclusion in project)	·····>	
DEVELOPMENT DELIVERY							, 
Queen Street (North and South)	Development (with SPP)	nt Brief Development Develop Partner Pre-App Procurement	11	nts Construction		Constructio Queen Stre	
3d Model	Project brief	Procure Site Scanning Digital model render Physical model	•				$\rightarrow$
Culture Aberdeen	UoA Marischal East Compl UoA demand analysis		ce Service and Access Compliance	•			>
	Culture Aberdeen project team Update Assets Map	Demand assessment, Business Plan, Strategic Brief, Engagemen Options Appraisal and Feasibilit	nt				
Town House Extension	Building co expectanc	ost analysis/life Cy Council redesign scope *13 Options a Engagem	appraisal				

## RISKS

- \*1 Purchase unsuccessful: legal proceedings undertaken, timescale up to 6 months, risk of losing and paying costs, maintaining status quo (negotiate)
- \*2 Purchase unsuccessful: potential CPO, timescale up to 2 years (negotiate)
- \*3 Purchase unsuccessful: potential CPO, timescale up to 2 years (negotiate)
- \*4 Project team not in place quickly enough to develop concept design and OBC by the end of October to allow reporting (use existing NHS contract)
- \*5 Procurement responses insufficient/ not acceptable (clear briefing and industry day?)
- \*6 Planning consents not granted (pre-application built into contract)
- \*7 Construction programme delays (financial penalty clauses?)
- \*8 Service integration needs not fully defined
- \*9 Demolition not possible due to Mortuary and SCTS
- \*10 Lack of commitment from SCTS
- \*11 No suitable development partner leading to restarting procurement
- \*12 Lack of funding
- \*13 Resistance to change governance