

ABERDEEN CITY COUNCIL

COMMITTEE	Capital Programme
DATE	3 June 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Provost Skene's House progress report
REPORT NUMBER	RES/19/275
DIRECTOR	Steven Whyte, Director of Resources
CHIEF OFFICER	John Wilson, Chief Officer, Capital
REPORT AUTHOR	Colin Doig, Senior Architect
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

To update the Committee on the progress of works to refurbish Provost Skene's House.

2. RECOMMENDATION(S)

That the Committee:

- 2.1 Notes the progress achieved in the procurement of Provost Skene's House refurbishment,
- 2.2 Instruct the Chief Officer Capital to provide a further update on progress at the next Capital Programme Committee in September 2019,

3. BACKGROUND

City Transformation

- 3.1 Aberdeen City Council is leading the most significant transformation in the city's history. The project described in this report is just one of several jewels in a new cultural crown.

- 3.2 Unprecedented levels of investment are enhancing historic venues and delivering new world-class facilities.
- 3.3 In 2019 the redeveloped Aberdeen Art Gallery – already home to work by artists such as Sir Francis Bacon and Claude Monet – will re-open and The Event Complex Aberdeen (TECA), a 12,500-capacity venue, will be launched.
- 3.4 Union Terrace Gardens is being revitalised, enriching the city’s green heart for generations to come, while the sympathetic restoration of Provost Skene’s House as a contemporary visitor attraction will celebrate the vision and ingenuity of our people and the city region’s continuing global influence.
- 3.5 The iconic Music Hall has been refurbished and the regenerated Broad Street, animated by a dancing fountain, flanked by the award-winning Marischal Square and the magnificent Marischal College, has given the city centre a new stage.
- 3.6 2019: the year of Aberdeen’s renaissance. Refer to Appendix 1

Project Introduction

- 3.7 The works include repairs to the building fabric to ensure it is wind and watertight, repair/replace roofs as necessary, carry out structural repairs, and install new mechanical and electrical systems for the proposed fit-out of the ‘Hall for Heroes’ which was a public vote to determine the most popular local characters to be featured within Provost Skene’s House.
- 3.8 Provost Skene’s House is a celebration of what Aberdeen as a city has given to the world, looking at important Aberdonians through history but also providing a chance for visitors to the House to see current iconic figures from the city.
- 3.9 It will deliver a revitalised building, preserving a much-loved historic asset in the heart of the city and making it fit for the future. The displays and interactives will extend and enhance the cultural offer for local residents and visitors to Aberdeen, particularly families and young adult audiences.
- 3.10 The refurbishment of Provost Skene’s House is seen as an integral part of the cultural renaissance of Aberdeen and shall compliment the recently refurbished Music Hall, Aberdeen Arts Gallery and newly built TECA to offer new cultural experiences within the City and expand on existing venues and experiences.

Current Status

- 3.11 Listed Building Consent was granted on 24th December 2018
- 3.12 Building Warrant was granted on 10th September 2018
- 3.13 It is expected that the construction contract will be awarded in early June 2019.

Programme Milestones

- 3.14 The programme milestones throughout the delivery will be determined by the successful contractor's programme. At this stage of pre-award, all that can be stated is it is envisaged that the works will be complete by Autumn 2020 when the new facility will be open to the public.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no direct financial implications arising from the recommendations of this report. The refurbishment contract shall be awarded following the receipt of a fixed price quotation for the cost of the necessary scaffolding.

Gross Budget	Spend to date
£3.8m	£0.5m

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. MANAGEMENT OF RISK

- 6.1 There are construction and budgetary risks when dealing with such an old building; the primary one is that we are dealing with the unknown.
- 6.2 When the works commence to disturb the existing external and internal fabric of the building there is a significant risk that we may uncover some challenges in the form of unusual or unexpected issues. This could range from dry rot, wet rot through to structural issues of the building.
- 6.3 Only upon opening the building up, shall these issues be uncovered. This is normal practice when working on old buildings and issues are expected to be revealed.

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	Overspend due to unforeseen works as detailed in 6.1	L	Reduce the scope of works.

Legal	Statutory maintenance	L	Carry out necessary works.
Employee	Health and Safety	L	Appropriate Health and Safety measures put in place.
Customer	Disruption to Marischal Square development	L	Discussions and agreements with CBRE on access/egress, site area.
Environment	Noise/dust during the construction phase	L	Keep use of power tools to a minimum/use suitable dust suppression systems as necessary.
Technology	Lack of connectivity within Provost Skene's House	L	Introduce interactive displays and allow for new technology/connectivity within the building
Reputational	Overrun of project, disruption to stakeholders	L	This will be managed through external construction project management as well as contract management protocols within the Council's capital cluster.

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	<p>The refurbishment of Provost Skene's House shall provide another City Centre visitor attraction which shall increase footfall of the City Centre thereby supporting the local economy. Regional Economic strategy</p> <p>Internationalisation Delivery and marketing of cultural, heritage and tourism attractions of national significance, and of international standard (existing and new assets)</p> <p>LOIP</p> <p>Stretch outcome 1: 10% increase in employment across priority and volume growth sectors by 2026 – diversification of the economy, including tourism; and Improving investment into Aberdeen and Aberdeen businesses.</p>

Prosperous People	<p>The Council is committed to improving the key life outcomes of all people in Aberdeen City. The re-opening of Provost Skene’s House shall provide Aberdeen with another important, historical and educational facility.</p> <p>LOIP</p> <p>Stretch outcome 7. Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.</p>
Prosperous Place	<p>The Council is committed to ensuring Aberdeen is a welcoming place to invest, live and visit. The re-opening of Provost Skene’s House contributes to this objective.</p> <p>LOIP</p> <p>Stretch outcome 1: 10% increase in employment across priority and volume growth sectors by 2026 – diversification of the economy, including tourism; and Improving investment into Aberdeen and Aberdeen businesses.</p> <p>City Centre masterplan - Making more of the heritage and special identity of the place, particularly under the “Made in Aberdeen” strand – <i>“Aberdeen has a rich heritage and strong local traditions. As it evolves in the 21st century the city centre needs to retain its Distinctiveness / foster the local character and distinctiveness of Aberdeen, exploiting the unique identity of the city in terms of its fine granite architecture, local produce (agricultural, seafood and whisky), literary connections, musical creativity, art and design. The approach should also be outward looking with regard to the increasingly international nature of the city and the potential for cross cultural outputs.”</i></p>
Enabling Technology	<p>The refurbished Provost Skene’s House will provide the potential for enabling people to learn about new technology through the adoption of new media and interactive tools which form part of the internal fit-out.</p>

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	<p>Community consultation does align to networking, communication and learning opportunities that support customer service design e.g. early intervention and prevention and are aligned to good customer service.</p>
Organisational Design	<p>This promotes quality relationships between the citizens of Aberdeen and the Council. This is a core</p>

	aspect of the interim structure of the Early Intervention and Community Empowerment structure and culture.
Governance	This continues robust management of the assets of Aberdeen City Council.
Workforce	This development should align with workforce principles e.g. flexibility and empowerment.
Process Design	The works to preserve Provost Skene's House shall safeguard the future of this historic building.
Technology	The use of new technology shall achieve future longevity of the fabric of Provost Skene's House.
Partnerships and Alliances	Building Services, Roads, Police Scotland, CBRE, Historic Environment Scotland, Building Standards, Design Team (Public Buildings), MUSE Developments along with specialist design team members have all partnered to bring this project to fruition.

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	An Equality and Human Rights Impact Assessment (EHRIA) screening has been carried out and an EHRIA is not required.
Data Protection Impact Assessment	Privacy impact assessment (PIA) screening has been undertaken and a PIA is not necessary.
Duty of Due Regard / Fairer Scotland Duty	The refurbishment of Provost Skene's House shall increase the viability of Aberdeen as a vibrant, prosperous place to live, work, visit and invest.

9. BACKGROUND PAPERS

9.1 Council 20 September 2016: Finance, policy and resource committee: report ECS/16/058.

10. APPENDICES (if applicable)

Appendix 1: City Cultural Map

11. REPORT AUTHOR CONTACT DETAILS

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