

FEASIBILITY OPTION APPRAISAL

A black silhouette of a woman with long hair, wearing a dress, standing and holding a white rectangular sign. The sign is positioned in front of her, partially obscuring her torso.

3.0

3.1 SCORING CRITERIA

EVALUATION PROCESS

During September and October 2021, the Beachfront design team set out criteria for the evaluation of both the Masterplan concepts and the Leisure options combining the proposed new Stadium, Water Leisure, Ice Rink, Gym and Spa. The selection criteria was partly prepared by the PMO in collaboration with the design team and its content was also reviewed by senior officials from Aberdeen City Council.

Following a series of workshops on the 23rd and 24th September 2021, each Beachfront consultant scored the following scenarios:

- Masterplan Rope Works Option
- Masterplan Tram Lines Option
- Masterplan Groynes Option
- Stadium Option 1(A) + 1(B)
- Stadium Option 2
- Stadium Option 3

CRITERIA FOR SELECTION

The key headings for the scoring criteria of options are illustrated in the table opposite.

In summary, these were based on the following principles:

- **Accessibility and Social Value**
- **Vision & Culture**
- **Urban Design & Planning**
- **Commercial Considerations**
- **Adaptability & Sustainability**

Accessibility & Social Value

A key focus of the Masterplan is to create a transformational environment for the Beachfront with an emphasis on tariff-free play zones and scenarios within an inclusive design, allowing access for everyone.

The ability of these spaces to be seamlessly linked allowing for the ease of movement between zones for pedestrians, cyclists and other active sustainable travel was also a key consideration.

Vision & Culture

This scoring section focussed on how the Masterplan can best promote Aberdeen's Beachfront as an emerging civic, regional and international asset.

This evaluation scoring also examined the integration of heritage and culture in the Masterplan and Leisure elements.

Urban Design & Planning

This section focussed on the ability of each option to address the emerging city plan and planning policy guidelines. Each option was also tested against placemaking principles to ensure the Urban Design solutions were of the highest quality.

Commercial

Whilst not the highest priority, all options were scored against affordability, commercial viability, and potential footfall. Employment opportunities and potential revenue generation was also evaluated in conjunction with an assessment of technical complexity, deliverability and future maintenance considerations.

Adaptability & Sustainability

The ability for each Masterplan to be able to be adapted to suit future requirements was a key consideration. These flexible Masterplan options were also tested against key environmental considerations such as Low or Net Zero Carbon technologies, renewable energy, the preservation of natural habitat and the promotion of biodiversity.

SCORING CRITERIA

The relevant sections of the submission:	Very Poor	0
Propose a solution which performs poorly in all of the characteristics identified in the requirements.		
The relevant sections of the submission:	Poor	2 to 4
Propose a solution which performs poorly in some of the characteristics identified in the requirements		
The relevant sections of the submission:	Satisfactory	5
Proposes a solution which performs satisfactorily in all of the characteristics identified in the requirements.		
The relevant sections of the submission:	Good	6 to 7
Proposes a solution which performs well in all of the characteristics identified in the requirements.		
The relevant sections of the submission:	Very Good	8 to 9
Proposes a solution which performs very well in all of the characteristics identified in the requirements.		
The relevant sections of the submission:	Excellent	10
Proposes a solution which performs very well in all of the characteristics identified in the sub criteria and excels in some of the characteristics identified in the requirements.		

Extract from Agreed Scoring Criteria

CRITERIA	SCORE (0 TO 10)
Accessibility & Social Value	
Availability of and opportunity for free activities and open space Consideration for and provision of accessible movement to and within Consideration of inclusivity within the design Consideration and opportunity for green methods of travel Design for employment and opportunity	
Vision & Culture	
Promotion of Aberdeen as cultural destination Integration of landmark design features Promotion of and support for emerging cultures Aspirational design quality Integration of heritage and promotion of legacy	
Urban Design & Planning	
Consideration of design for safe spaces Design for flexibility of scale; intimate spaces and gathering spaces Promotion of a sense of place and social ownership Consideration of local planning principles and city plan Integration with immediate site constraints	
Commercial	
Design for commercial opportunities of various scales Consideration for footfall and yield Consideration for affordability / commercial feasibility Consideration for technical viability and deliverability of design Appropriateness of proposed commercial uses and scale	
Adaptability & Sustainability	
Design for flexible adaptable spaces Design for the permanent and temporary spaces Opportunities for incorporation of emerging technologies and energy Consideration for renewable energy consumption and production Integration with natural habitat and promotion of biodiversity	
TOTAL:	0

SCORING PROCESS

During workshop scoring sessions on the 23rd and 24th of September 2021, the following Masterplan and Leisure options were selected as the preferred solutions:

- Preferred Masterplan Option Rope Works
- Preferred Stadium & Leisure Option 2

It should also be noted at this stage that all options received high ratings and all could easily be considered as successful, high quality, potential design solutions.

COLLABORATION OF SCORING OUTCOMES

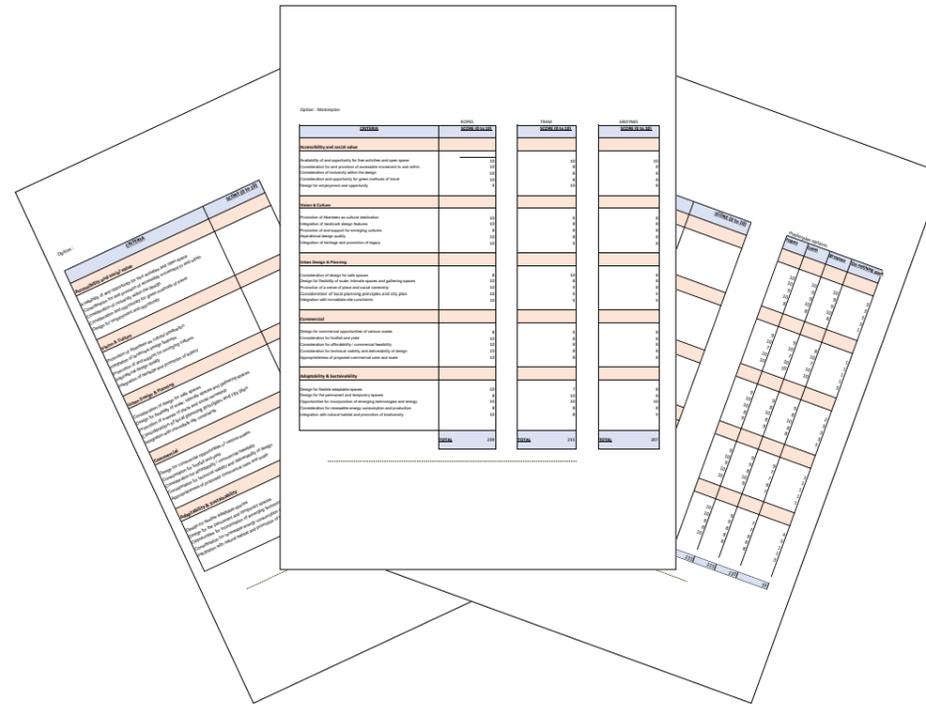
The final scoring results have been shared with representatives of the following organisations:

Aberdeen City Council

Sport Aberdeen

Aberdeen Football Club

All stakeholders agreed in principle with the scoring outcomes of the evaluation and were very supportive of the design process.



Examples of Masterplan Scoring

CRITERIA	SCORE (0 - 10) - Masterplan		
Consultant	Rope Works	Tramlines	Groynes
Project Manager			✓
Masterplanner/Architect	✓		
Cost Advisor	✓		
Stadium/Leisure Architect		✓	
Civil & Structural Engineer	✓		
Landscape Architect	✓		
MEP Engineer	✓		
MODERATED SCORE	✓		

Masterplan Option Appraisal Summary



Rope Works Developed Masterplan



Tram Lines Developed Masterplan



Groynes Developed Masterplan

3.2 PREFERRED MASTERPLAN OPTION

ROPE WORKS CONCEPTUAL MASTERPLAN

This option was selected by the Beachfront Masterplan team as in summary it had the following qualities:

History & Heritage

This option celebrates the historical character of the site and the previous Rope Works which supported Aberdeen's Shipbuilding heritage. The key pathways and routes are created in an organic manner simulating the unravelling of a rope.

Free Play

This Masterplan generates a multitude of zones and opportunities for free play. The layout creates zones for a range of activities such as a pump park, child play, teenager play and water based play areas together with water sports and other outdoor Leisure experiences associated with the beach. An amphitheatre, mounding, a variety of paths and walkways culminating in a the boardwalk /pier structure also added an additional dynamic to the visitor experience.

Natural Environment

The organic design characteristics of Rope Works creates a natural geometry of sinuous footpaths and routes linking seamlessly with Broad Hill and appears in harmony with the topography of the site. This geometry allows all elements to flow together and is consistent with the emerging natural design shell form of the Stadium and Leisure buildings.

Boardwalk & Pier

Whilst still ambitious the design of the Rope Works Pier structure and associated Boardwalk has the potential to be more affordable that other options and this design will greatly improve accessibility to various levels within the network of pathways on the beach.

Attributes

Whilst all Masterplan options were considered to be successful, the Rope Works concept was selected as the preferred solution due to these aforementioned features.



Preferred Masterplan Option: Rope Works

3.3 PREFERRED STADIUM & LEISURE OPTION

OPTION 2 NEW LEISURE, ICE ARENA & STADIUM

The design team also reviewed the options for the stadium and leisure provision. The options are as follows:

Option 1 – retain and refurbish existing leisure centre and ice arena, new build football stadium

Option 2 – new build leisure centre and ice arena, new build football stadium

Option 3 – new leisure centre and ice arena, football stadium excluded

The options we evaluated against the same criteria as the Masterplan under the headings of accessibility and social value, vision and culture, urban design and planning, commercial, and adaptability and sustainability. The scoring favoured Option 2 principally due to the ability to deliver a coordinated and integrated sport and leisure development within a transformational new waterfront destination for the City of Aberdeen.

Option 1 scored less well particularly under the accessibility and social value, urban design and planning, and adaptability and sustainability headings with concerns around the retention of the existing leisure centre and ice arena. Option 3 providing new leisure facilities scored more favourably than Option 1, however, there was concern that the absence of the stadium meant that the option contributed less to the overall development compared with Option 2.

CRITERIA	SCORE (0 - 10) - STADIUM / LEISURE			
	1A	1B	2	3
Consultant				
Project Manager				✓
Masterplanner/Architect			✓	
Cost Advisor			✓	
Stadium/Leisure Architect			✓	
Civil & Structural Engineer			✓	
Landscape Architect			✓	
MEP Engineer			✓	
MODERATED SCORE			✓	

