



Denbighshire Archive – Option appraisal

5 July 2023



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1.0 Executive Summary

EXECUTIVE SUMMARY

Willmott Dixon Construction (WDC) have been assisting with the Joint Archive facility in Mold, a joint venture collaboration between Denbighshire County Council (DCC) and Flintshire County Council (FCC).

In March 2023 WDC were approached to assist in carrying out some high level appraisals on a number of sites within DCC area.

A Feasibility Brief was issued by DCC in mid-April 2023, attached in section 4.

Site information for a number of sites was issued across the month of May 2023.

The sites appraised by WDC are:

New Build

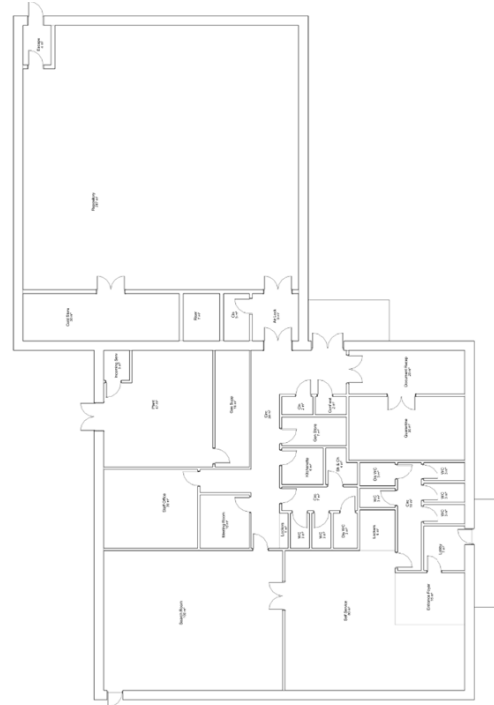
Greengates, St Asaph
Canol Y Dre, Ruthin

Re-Purposing

Town Hall, Ruthin
Corporate Street, Ruthin
County Hall, Ruthin
Caledfryn, Denbigh

An appraisal of the area/volume required for the feasibility brief has been put together with the assistance of Bruynzeel and this is considered to be c. 500sqm front of house and c.700sqm for the repository.

In a new build configuration, this can be considered as below.



All re-purposing sites have been considered in line with these areas and volumes.

In carrying out the appraisals we have discounted the following sites due to their size at ground floor.

Town Hall, Ruthin
County Hall, Ruthin
Caledfryn, Ruthin

Any upper floor consideration will require full structural assessments to be carried out and are likely to be cost prohibitive.

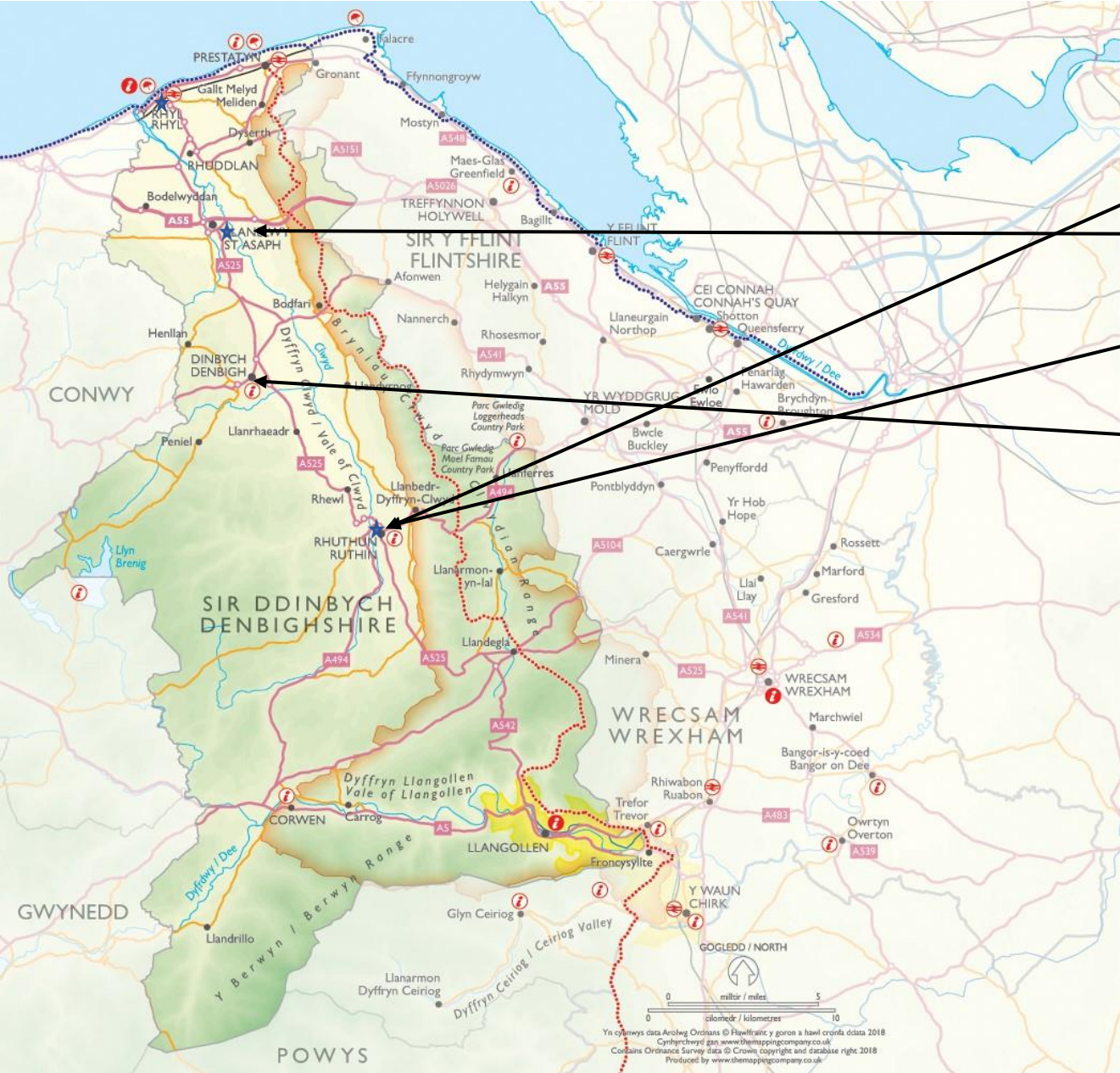
All costs stated in this document are based on previous advice (new build) and current rates based on other schemes (re-purposing).

We have assumed that the start on site will be January 2026 and inflation has been based on the BCIS advice for the mid point of construction.

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2.0 Sites Overview

Site Locations



SITES

- 1. Canol Y Dre, Ruthin
- 2. Greengates, St Asaph
- 3. Town Hall Ruthin
- 4. Corporate Store, Ruthin
- 5. County Hall, Ruthin
- 6. Caledfryn, Denbigh



General Requirements

Outline Brief (Basic Model)

Front of house/ staff and doc reception 500sqm over single storey

Repository 700sqm over two storeys (see storage suggestion). Corporate Store will use single storey shelving

Item	Basic Model
Front of house	
Search room with reception area incorporated	✓
Disabled toilets	✓
Public toilets	✓
Disabled lift	✓
Staff and public lockers	✓
ICT- search room pc's, wifi and touch table	✓
Back of house	
Repository future proofed for 30 years in terms of space, and shelving for 20 years	✓
Environmental management system and gas suppression systems	✓
Stationery cupboard	✓
Staff office area	✓
Meeting room	✓
Kitchen area	✓
Document isolation/holding area	✓
Staff toilets	✓
Car parking	✓

Storage suggestion



Compactus® Double Decker: Absolute Space Optimisation

The unique compactus® Double Decker offers the best possible space optimisation available on the market. This system provides four times the capacity of ordinary static storage space; the ultimate space optimisation for higher buildings and it costs less than mobile shelving on two floors.

Bruynzeel has extensive experience of furnishing storage rooms with efficient, innovative and space saving storage systems which guarantee high safety standards and protection of goods while allowing accessibility at all times.



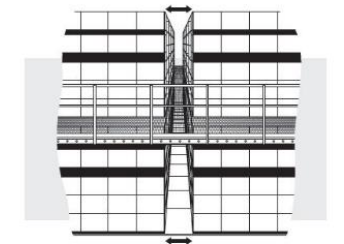
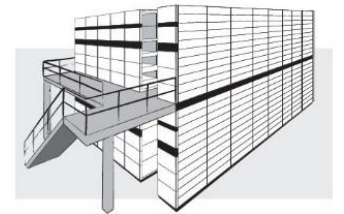
Compactus® Double Decker Storage of the Highest Quality

The convenient Compactus® Double Decker offers a space effective storage solution, that enables you to work and store materials on two levels within the same integrated system.

Compactus® Double Decker consists of mobile units with 2 levels of shelving and a mezzanine construction. The 2 levels of shelving are connected by a specially designed wheel console with the uprights running the full overall height of the system. As a result, the weight of both levels is carried solely by mobile units on the ground floor. As the top and bottom bays are connected, they move together in one smooth motion along slots in the steel grid floor.

ADVANCED CAPACITY
Compactus® Double Decker provides better storage capacity than manual shelving on a ground floor with a structural mezzanine designed to take mobile shelving on top, because no pillars are needed to support the upper floor (this is supported on the static units). Due to the relatively slim steel grid floor a second level is often possible, where normally a mezzanine floor construction would preclude it.

www.bruynzeel.co.uk/storagecapacity

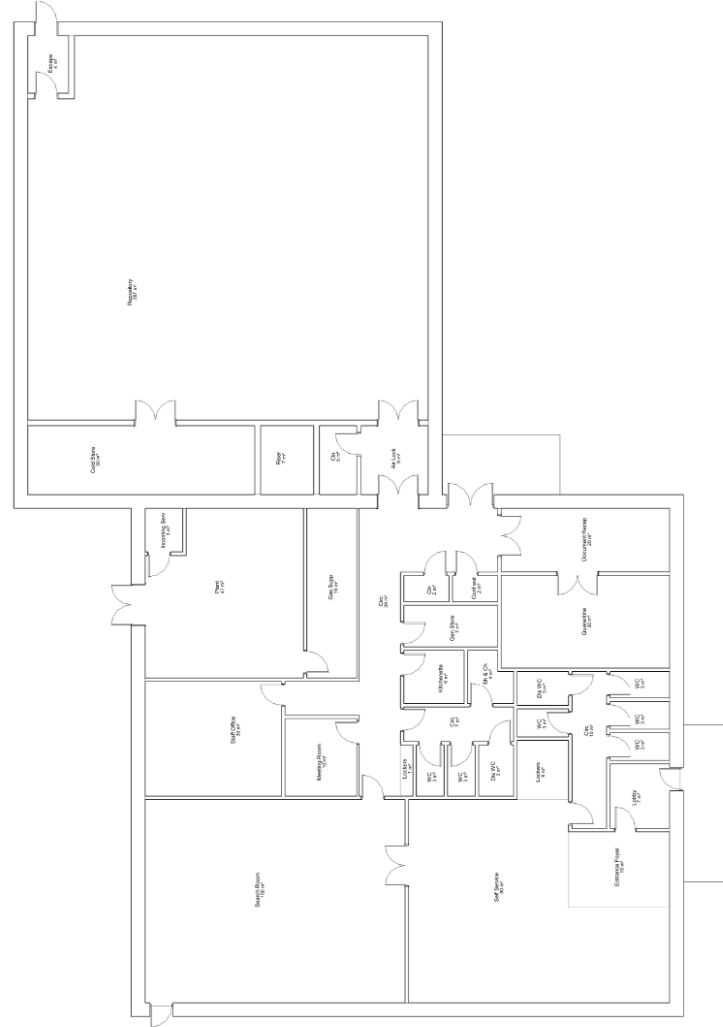
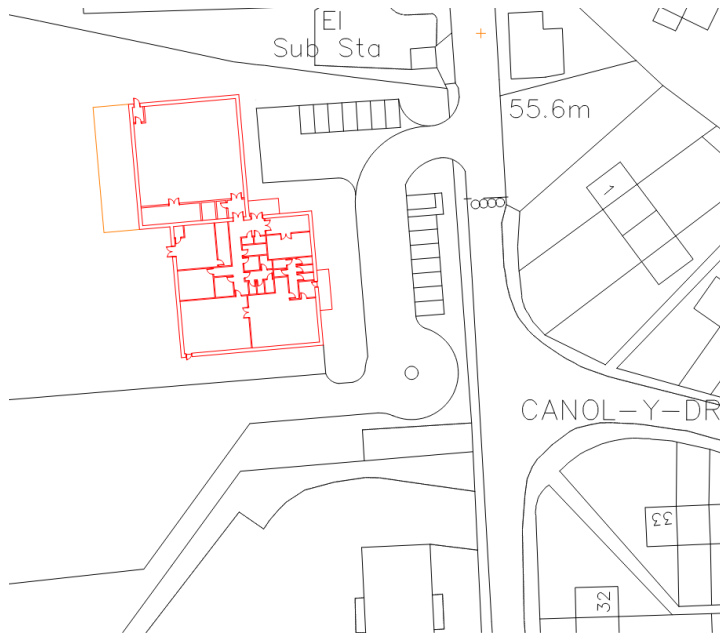


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Individual Sites

Individual Sites

Canol Y Dre, Ruthin (New Build Option)



c.500sqm single storey building front of house

c.700sqm two storey repository to Passivhaus standards

Demolition required

Flooding challenges to part of the site

Car Parking mostly retained

Additional 442sqm will be required for the enhanced model

FEASIBILITY COSTS (Basic Model): Feb 26 start

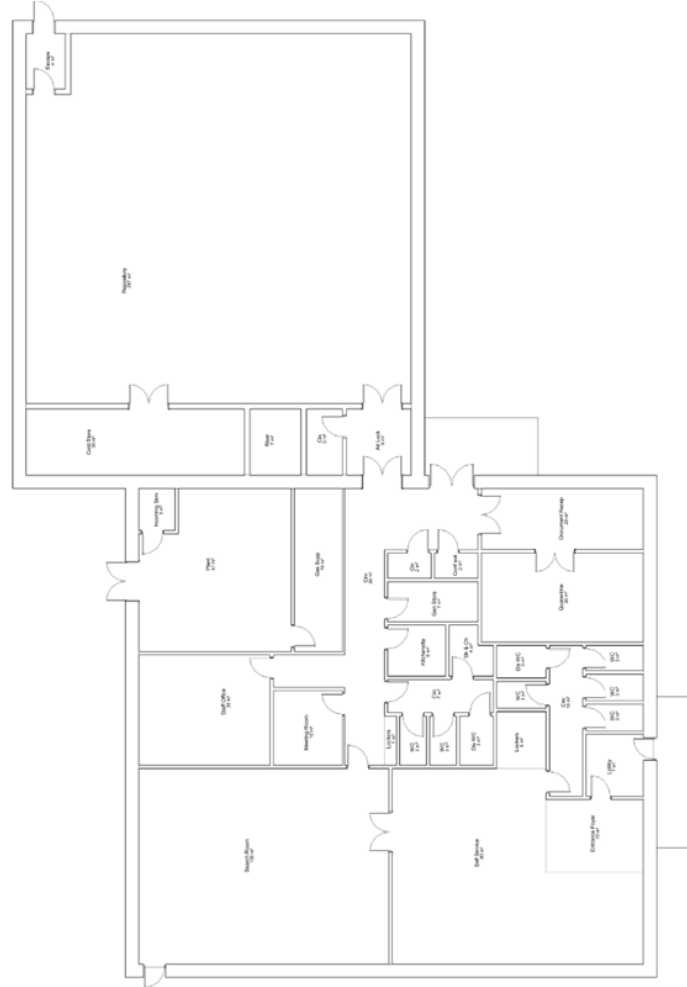
1200sqm @ £3750 =	£4,500,000
Abnormals @ £100,000 =	£100,000
Inflation @ 13.5% =	£621,000
Contingency @ 15% =	£690,000
Total =	<u>£5,911,000</u>

Costs for enhanced model

1642sqm @ £3750 =	£6,157,500
Abnormals @ £100,000 =	£100,000
Inflation @ 13.5% =	£844,763
Contingency @ 15% =	£938,625
Total =	<u>£8,040,888</u>

Individual Sites

Greengates, St Asaph (New Build Option)



- c.500sqm single storey building front of house
- c.700sqm two storey repository to Passivhaus standards
- Option identical to Canol Y Dre
- External works required
- New road extension required from Ffordd William Morgan
- Stream to culvert
- Extensive services to bridge across
- Rising main may be required
- Additional 442sqm will be required for the enhanced model

FEASIBILITY COSTS (Basic Model): Feb 26 start

1200sqm @ £3750 =	£4,500,000
Abnormals @ £1,000,000 =	£1,000,000
Inflation @ 13.5% =	£742,500
Contingency @ 15% =	£825,000
Total =	<u>£7,067,500</u>

Costs for enhanced model

1642sqm @ £3750 =	£6,157,500
Abnormals @ £1,000,000 =	£1,000,000
Inflation @ 13.5% =	£966,263
Contingency @ 15% =	£1,073,625
Total =	<u>£9,197,388</u>

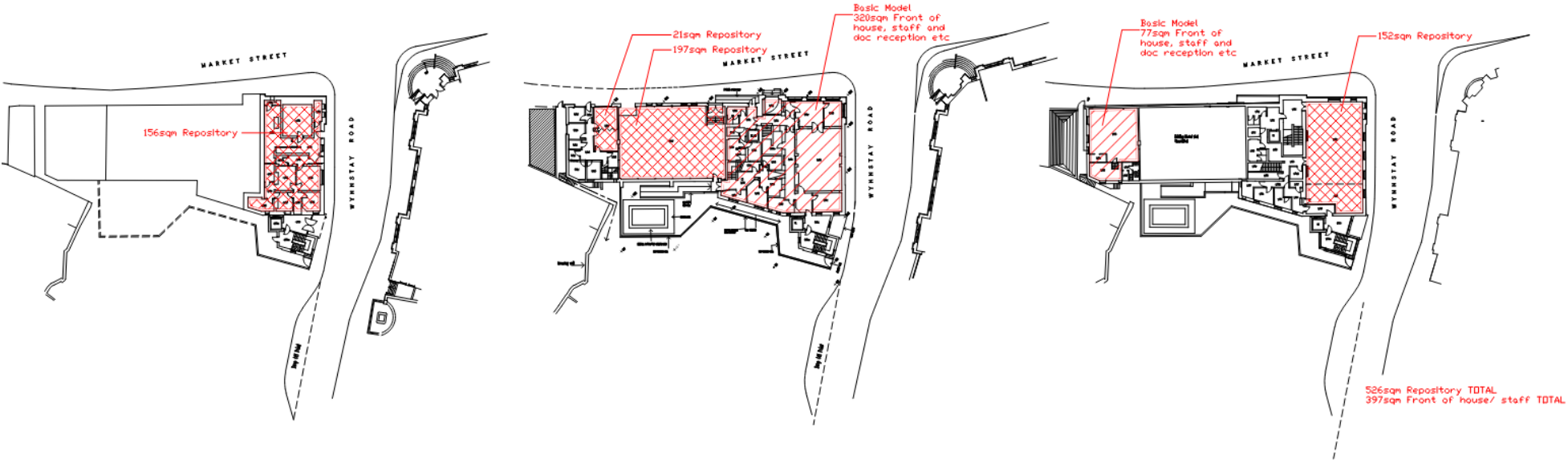
Individual Sites

Town Hall, Ruthin (re-purposing)

526sqm repository
397sqm circulation/front of house
Insufficient space to meet the brief

FEASIBILITY COSTS (Basic Model): Feb 26 start

Not considered due to size of site



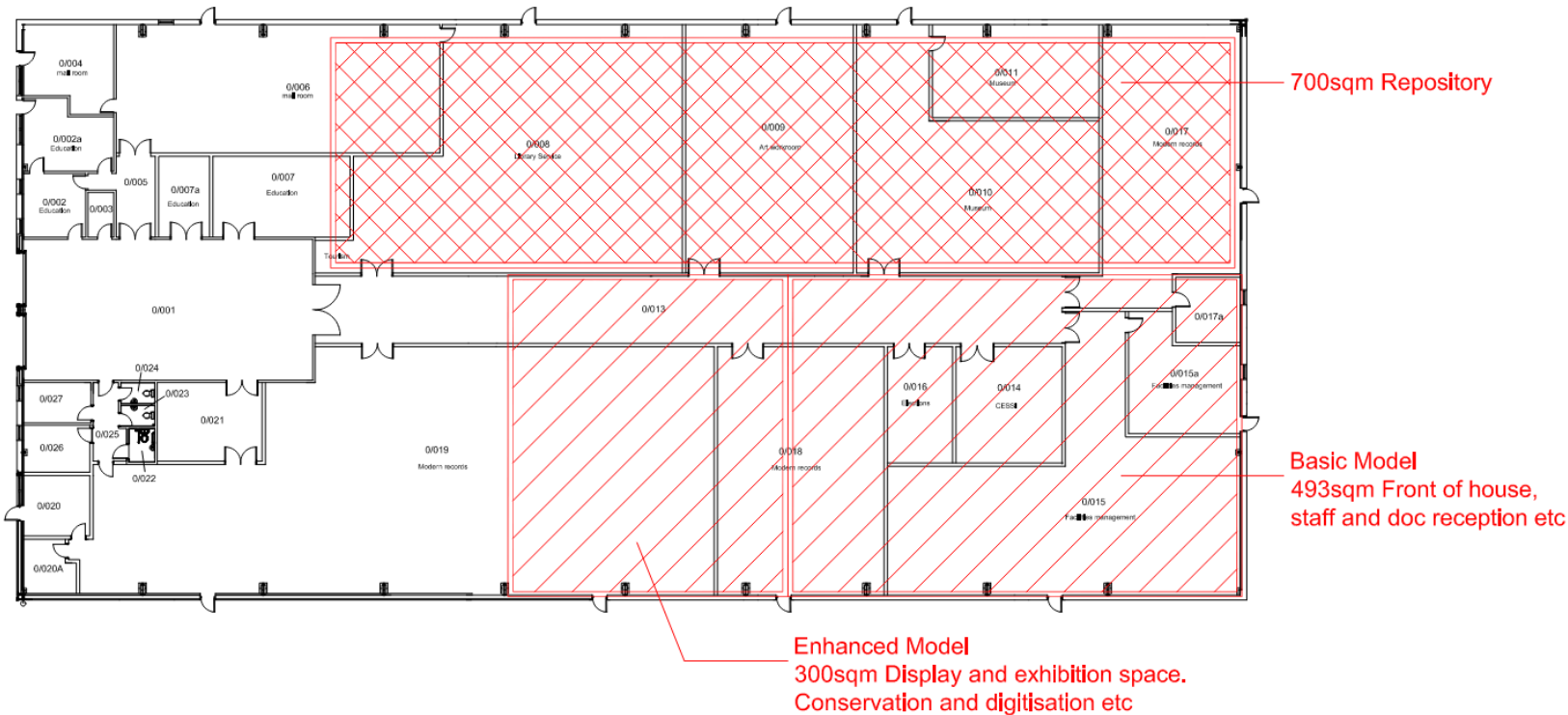
BASEMENT

GROUND FLOOR

FIRST FLOOR

Individual Sites

Corporate Store, Ruthin (re-purposing)



700sqm repository (assumes single storey height)

493sqm circulation/front of house

300sqm display, exhibition space, etc (enhanced only)

Risk from surface water flooding

Decant of other services required – assumed by DCC into another DCC facility that does not require upgrade work

FEASIBILITY COSTS (Basic Model): Feb 26 start

1193sqm @ £4250 = £5,070,250

Abnormals @ £200,000 = £200,000

Inflation @ 13.5% = £711,484

Contingency @ 15% = £790,538

Total = **£6,772,272**

Costs for enhanced model

1493sqm @ £4250 = £6,345,250

Abnormals @ £200,000 = £200,000

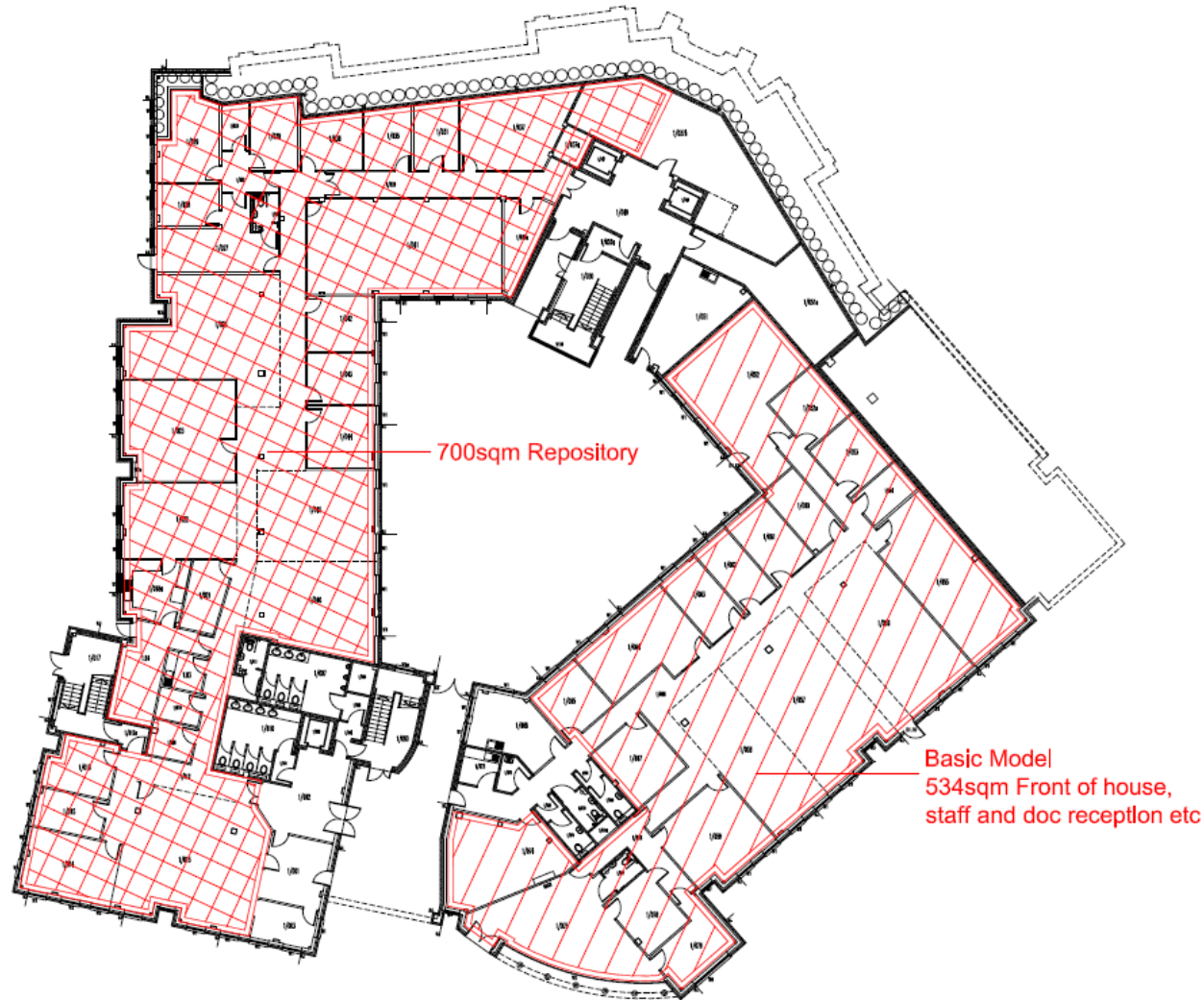
Inflation @ 13.5% = £883,609

Contingency @ 15% = £981,788

Total = **£8,410,647**

Individual Sites

County Hall, Ruthin (re-purposing)



700sqm Repository

534sqm Front of House

Decant of other services required (BCUHB, Coroner Service and North Wales Regional Collaboration Service along with other DCC services). Assumed relocation cost only into another DCC facility that does not require upgrade work. Nil cost for DCC relocation

MEP systems to serve 3 separate repository zones will increase costs

Enhanced model could occupy upper floors

FEASIBILITY COSTS (Basic Model): Feb 26 start

1234sqm @ £4250 =	£5,244,500
Abnormals @ £200,000 =	£200,000
Decant of third party servs =	£300,000
Inflation @ 13.5% =	£775,508
Contingency @ 15% =	£861,675
Total =	<u>£7,381,683</u>

Individual Sites

Caledfryn, Denbigh (re-purposing)

710sqm Repository split into 3 zones over 2 floors

519sqm Front of House, etc split into 2 zones

Usage of other floors causes concern over loadings of floor, etc. Repository located at ground floor to reduce loadings on upper floors, customer zones would be at first floor

Decant of other services required (BCUHB to GF and assumed DCC services to 1st floor). Assumed relocation cost only into another DCC facility that does not require upgrade work. Nil cost for DCC relocation

MEP systems to serve 3 separate repository zones will increase costs

Enhanced model could occupy the second floor

FEASIBILITY COSTS (Basic Model): Feb 26 start

1229sqm @ £4250 = £5,223,250

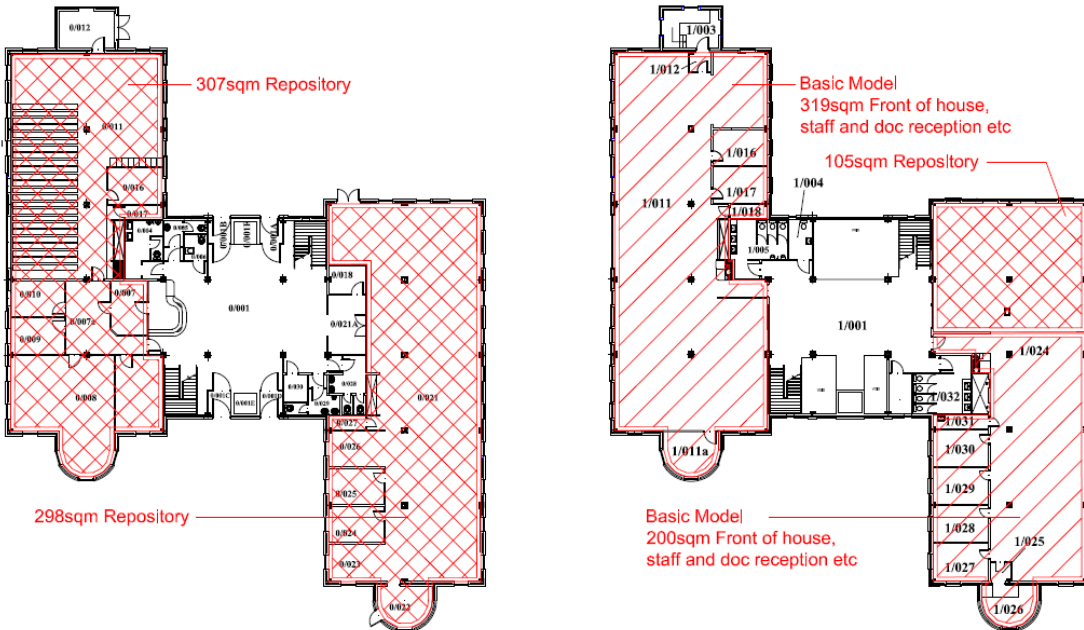
Abnormals @ £300,000 = £300,000

Decant of third party servs = £100,000

Inflation @ 13.5% = £759,139

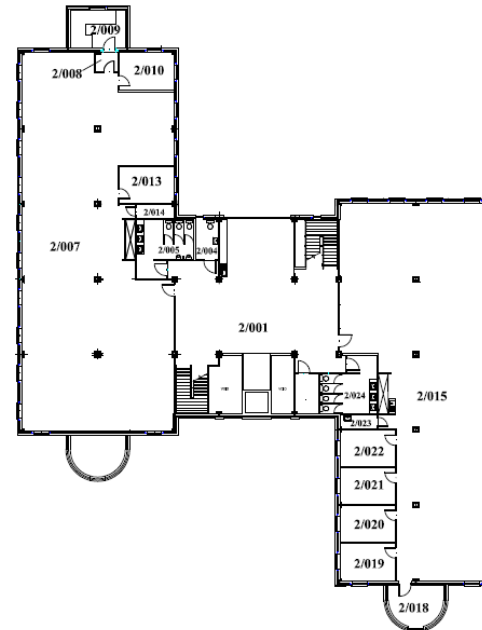
Contingency @ 15% = £843,488

Total = **£7,225,877**



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

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Feasibility Brief

3. Feasibility Requirement/approach

Schedule of accommodation

The schedule of accommodation for a new Denbighshire archive needs to be calculated and some assessment made of the external space allocation, in order to inform potential sites.

Existing buildings to be considered:

Town Hall, Ruthin;

Corporate Store, Ruthin;

County Hall, Ruthin

Caledfryn, Denbigh

Development sites to be considered,

Greengates West, St Asaph Business Park.

Canol Y Dre, Ruthin

There has been some Project Board discussion regarding the level of service offered, and therefore the accommodation requirement, and the preference was to consider two models, one providing a basic entry level model, and the second to reflect the facilities within the joint archive centre, and both with a future proofed storage requirement of 30 years. The two models are outlined below:

Item	Basic Model	Enhanced model
Front of house		
Search room with reception area incorporated	√	√
Disabled toilets	√	√
Entrance foyer area		√
Self-service area/reference library		√
Public toilets	√	√
Disabled lift	√	√
Staff and public lockers	√	√
ICT- search room pc's, wifi and touch table	√	√
Display / exhibition area		√
Education room / volunteers working area		√
Back of house		
Repository future proofed for 30 years in terms of space, and shelving for 20 years	√	√

Environmental management system and gas suppression systems	√	√
Area for conservation activities		√
Cool store		√
Stationery cupboard	√	√
Staff office area	√	√
Meeting room	√	√
Kitchen area	√	√
Document isolation/holding area	√	√
Staff toilets	√	√
Digitisation suite		√
Car parking	√	√

4. Asset search

When the space requirements have been established, the Lead Officer Corporate Property & Housing will review the availability of DCC assets and determine which buildings/land should be assessed.

5. Environmental standard

All new developments to fully comply with current building regulations and Denbighshire County Council's policy of Net Zero Carbon in operation standard.

6. Timescales

Preferred

Timescales are as follows:

- HLF application date noon 16th November for a decision by end of March 24
- **Building feasibility report submitted end June/early July**
- Project Board 13th July
- Completion of Business case by 9th August
- Officer comment/ sign off of the business case
DCC Cabinet Briefing report 10th – 24th August
- Submission of Cabinet Briefing report 25th August
- Cabinet Briefing 4th September
- Cabinet 19th September



