

## REPORT

To: CORPORATE SERVICES COMMITTEE		Subject: CIVIC CENTRE, MOTHERWELL: POTENTIAL EXTENSION	
From: HEAD OF CENTRAL SERVICES			
Date: 14 August 2008	Ref: JAF/RM		

### 1. Purpose of Report

The report, under reference to the instructions of the Council to investigate the feasibility and potential value of extending the Civic Centre, advises of costs and concludes that the extension of the Civic Centre would not represent value for money.

### 2. Background

When the Civic Centre was constructed, provision was made for extension by adding additional floors to the north wing of the main building. The roofing of the Civic Centre requires replacement and the Corporate Resources Committee in authorising that work, agreed that the option of constructing additional accommodation above the three storey wing be further explored to ascertain if, having regard to the costs which will be required to be incurred in re-roofing that wing, the additional costs of construction would represent a cost effective provision of additional office accommodation.

### 3. Costs

3.1. Following full investigation, it has been ascertained that the costs of providing a gross area of 1,350 square metres (net usable area when excluding toilets, stair extension and corridors of 1,000 square metres) would amount to £3,240,000 excluding professional fees. The costs which will be incurred in re-roofing that wing of the Civic Centre are anticipated to be in the region of £180,000. The cost per usable square metre would, accordingly, be just over £3,000.

3.2. This compares unfavourably with both the costs of provision of office accommodation in the new Dalziel Building (just over £1,000 per square metre of usable space) and the current market costs of purchase of office accommodation. It is, accordingly, the conclusion that extra office accommodation, if required, could be provided more cost effectively by other means.

### 4. Recommendation

Having regard to the net costs after deduction of necessary re-roofing costs, it is recommended that the further extension of the Civic Centre through the construction of additional accommodation above the three storey block would not represent value for money and, accordingly, that the project for refurbishment of the Civic Centre should not include such extension.

*Y. O. Y. O. Y.*  
 Head of Central Services